



# 12 GOLDEN SQUARE, W1F

THIRD FLOOR  
4,192 SQ.FT (387.58 SQM)



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DeVono

# INTRODUCTION

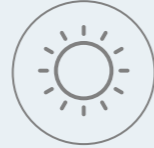
DeVono are delighted to offer the 3rd floor, 12 Golden Square which provides 4,192 sq.ft of excellent fully fitted office in the heart of Soho.

Building is located on the South East corner of Soho's most famous Square. The entire 3rd floor, provides 4,172 sq.ft of grade A office space which is available to occupy from October 2023.

## KEY SPECS

### THIRD FLOOR

- ✓ 24 Workstations (sit stand functionality)
- ✓ LED Lighting
- ✓ 2 x 2-person meeting rooms
- ✓ 3 x 4 -person meeting rooms
- ✓ 1 x 10- person board room
- ✓ 1 x 8 - person meeting room
- ✓ Generous Kitchen and break out area
- ✓ Reception and client landing area



GOOD NATURAL LIGHT



TWO PASSENGER LIFTS



EXCELLENT LOCATION



RAISED ACCESS FLOORS



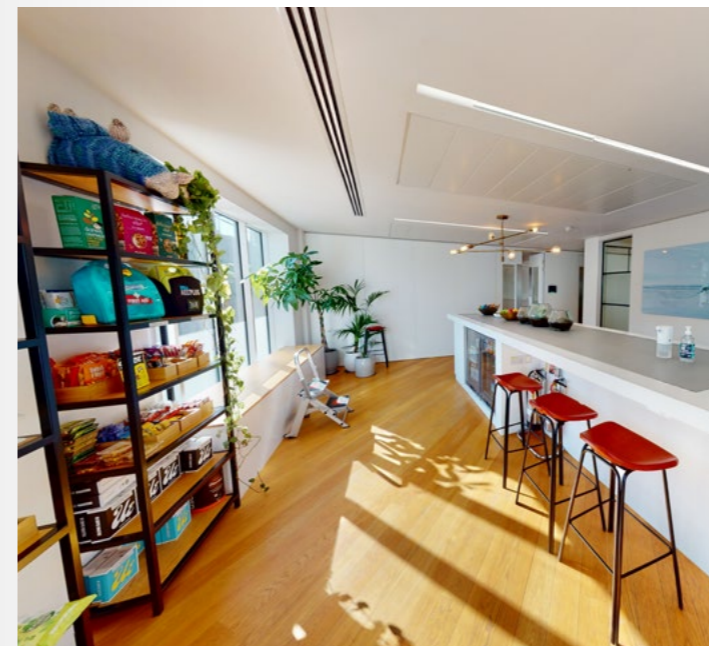
CYCLE STORAGE



FULLY AIR CONDITIONED



SHOWERS





## 12 GOLDEN SQ

### LOCATION

The building is situated on the South East corner of Golden Square close to the junction with Lower James Street. This little urban oasis, away from the hustle and bustle of Oxford Street, Regent Street and Piccadilly, is very well served for restaurants, shopping and transport facilities, with Piccadilly and Oxford Circus underground stations being within close proximity

### TERMS

The 3rd floor is available by way of an assignment of the existing lease expiring in September 2025. A new lease is available from the Landlord by separate arrangement.

Passing Rent	£92.08 per SQ.FT
Business Rates	£31.50 per SQ.FT
Service Charge	£14.00 per SQ.FT

### EPC

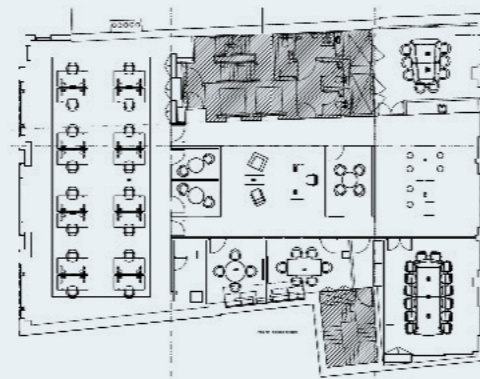
Rating: C



**MISREPRESENTATION ACT**  
 These details are for general guidance only and are not intended to form an offer or part of an offer. All details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their correctness. SUBJECT TO CONTRACT

### FLOOR PLANS\*

#### THIRD FLOOR - 4,192 SQ FT



\*Floor plan not to scale

## CONTACT

Viewings strictly by appointment with the sole letting agents, DeVono.

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