

# 37 GOLDEN SQUARE

[www.37goldensquare.co.uk](http://www.37goldensquare.co.uk)

LONDON W1

NEWLY REFURBISHED CONTEMPORARY OFFICE SPACE AVAILABLE TO LET





## ACCOMMODATION

A variety of fully fitted offices are available with flexible lease terms. This represents a rare opportunity to secure office space on one of London's most famous squares.

The common parts and reception have been refurbished and the building benefits from two passenger lifts.



## SPECIFICATION

Predominantly open plan with meeting rooms

Comfort cooling

Fitted kitchen

Excellent natural light

Demised WC's

Newly refurbished common parts and reception

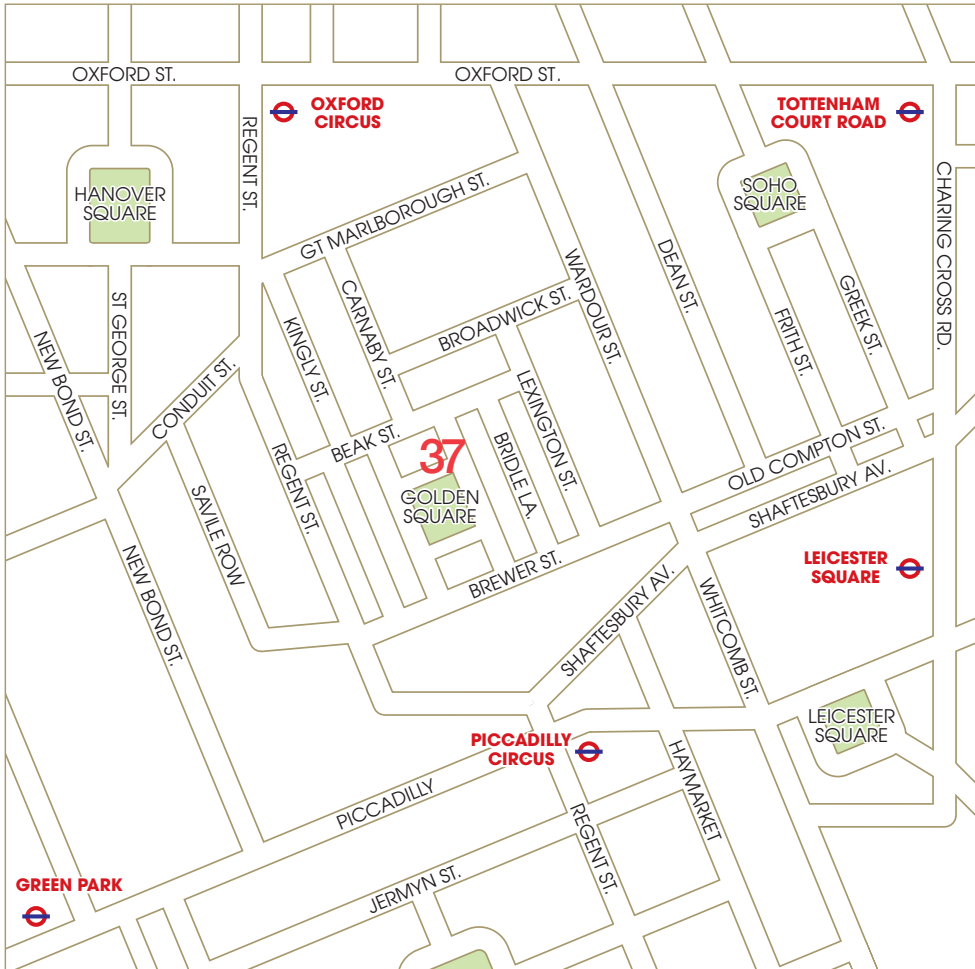
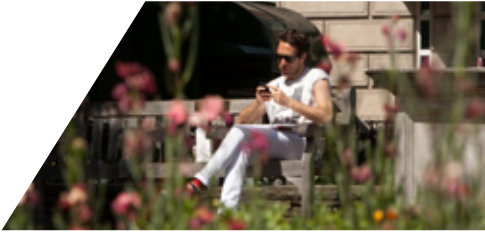
Commissionaire

Two passenger lifts

Secondary entrance on Beak Street



NEWLY REFURBISHED CONTEMPORARY OFFICE SPACE AVAILABLE TO LET



## LOCATION

[www.37goldensquare.co.uk](http://www.37goldensquare.co.uk)

Soho is world-renowned as a vibrant location that has always been the spiritual home of all that is best in the creative industries. Golden Square is at the heart of Soho, and the immediate amenities in terms of dining, shopping and transport links, are unquestionable.

Immediate neighbours to 37 Golden Square are Sony, M&C Saatchi and Absolute Radio, as well as a whole host of smaller specialist companies.

## VIEWING

Strictly through joint sole letting agents:

**TOM FURSDON**  
T: 020 3296 4569  
E: tom.fursdon@dtz.com

**NAOMI SCHILLING**  
T: 020 3296 4623  
E: naomi.schilling@dtz.com



## TERMS

Upon application.

**RHYS EVANS**  
T: 020 7025 1393  
E: revans@monmouthdean.com

**EMILY COOK**  
T: 020 7025 1394  
E: ecook@monmouthdean.com

**monmouthdean**  
.com

**020 7025 1390**

IMPORTANT NOTICE DTZ gives notice to anyone who may read these particulars as follows: 1. These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract. 2. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. 4. The photographs appearing in this brochure show only certain parts and aspects of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs. 5. Any areas, measurements or distances referred to herein are approximate only. 6. Where there is reference in these particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser. 7. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. August 2010