

TO LET
OFFICE (B1) PREMISES
13 GOLDEN SQUARE, LONDON, W1F 9JG



LOWER GROUND FLOOR - 1,188 SQ. FT. (110 SQ. M.)

LOCATION ([GOOGLE MAPS LINK](#))

The property is located at the South East corner of London's prestigious Golden Square at the junction of Lower James Street and Golden Square. Local occupiers include Sony Pictures Entertainment, Saatchi & Saatchi and Clear Channel.

rib.co.uk

23-24 Margaret Street, London, W1W 8LF
T 020 7637 0821 F 020 7637 8827

Misrepresentation Act 1967. These particulars are intended only to give a fair description of the property and do not form the basis of a contract or any part thereof. These descriptions and all other information are believed to be correct but their accuracy is in no way guaranteed.

DESCRIPTION

The premises is arranged over the lower ground floor benefiting from excellent natural light in Soho's Golden Square. The office comprises of two separate meeting rooms, open plan office space, demised WC's, LED lighting, kitchenette, roller blinds and AC (not tested).

LEASE

A new effective Full Repairing and Insuring lease contracted outside the Landlord and Tenant Act 1954 is available direct from the landlord for a term to be agreed, subject to surrender of the current lease.

POSSESSION

Upon completion.

LEGAL COSTS

Each party is to be responsible for their own legal costs.

EPC

Available upon request.

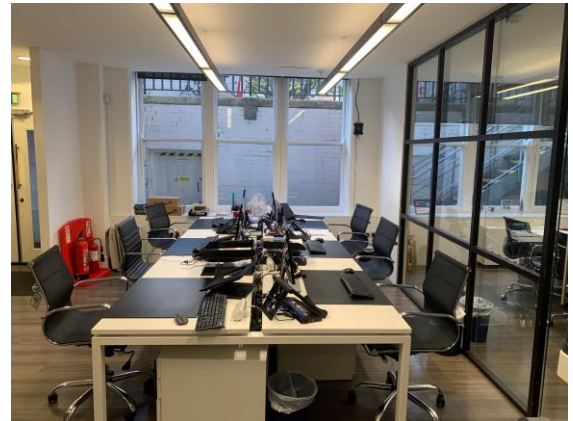
FINANCIALS

Area	Soho
Size (sq. ft.)	1,188
Quoting Rent (p.a.) excl.	£68,310
Estimated Rates Payable (p.a.)	£18,658
Service Charge (p.a.)	£10,181
Estimated Occupancy Cost (p. a.)	£97,149

In regard to business rates please be aware that these are estimated figures and should not be relied upon as such. All interested parties are advised to make their own enquires.

AMENITIES

- Wood flooring
- Kitchenette
- Demised WCs
- Two separate meeting rooms
- LED lighting
- Roller blinds
- AC (not tested)
- Cabled



VIEWINGS:

Strictly through Robert Irving Burns.



Archie Ayrton - Grime
Tel: 020 7927 0636
Email: archie@rib.co.uk



Freddie Brett
Tel: 020 7927 6575
Email: freddie@rib.co.uk