

HIGH QUALITY GARDEN SQUARE PREMISES TO LET

23 GOLDEN SQUARE, LONDON, W1

GROUND & 1st FLOORS AVAILABLE

545 - 1,145 SQ FT APPROX (55.74 – 106.37 SQ M)



For more information visit eddisons.com
T: 020 3205 0200

Subject to contract and exclusive of VAT if applicable

Important - Eddisons give notice that: 1: The particulars are set out as a general outline for guidance of intending purchasers/tenants and do not constitute, nor constitute part of, an offer or contract. 2: All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchaser/tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3: No person in the employment of Eddisons has any authority to make or give any representation or warranty whatever in relation to this property. • Regulated by RICS

LOCATION

The building is situated on the south west corner of Golden Square close to the junction with Lower John 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.

ACCOMMODATION

The premises provide a mixture of gallery space and meeting rooms and staff working areas. The premises benefit from Fibre, an entry phone system, great natural light and fantastic views over Golden Square. The premises extend to approximately:

1 st Floor	600 sq ft	55.74 sq m
Ground Floor	545 sq ft	50.63 sq m
Total:	1,145 sq ft	106.37 sq m

LEASE

New lease(s) available for a term by arrangement. The lease(s) to exclude the Security of Tenure and Compensation Provisions of the Landlord & Tenant Act 1954.

RENT

Full rent terms are available on request.

EPC RATING

'E'

VIEWING

By appointment through sole agents:

EDDISONS

Richard Spencer or Will Gyngell

07778521230 / 07794358797



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