

# 11 GOLDEN SQUARE

SOHO, W1F 9JB



GRYPHON  
PROPERTY PARTNERS



## DESCRIPTION

Set in London's Soho, 11 Golden Square is slightly under 6,000 sqft of Grade I listed office space overlooking the beautiful Golden Square. The building is flooded with natural light and retains many of its original period features, including ornate fireplaces and high ceilings. Refurbished throughout, the newly decorated interiors bring a fresh, clean and contemporary feel to the building. There is also a meeting room and breakout area with wifi, as well as bike racks and showering facilities onsite.

## LOCATION

Eleven Golden Square is within a 5 minute walk of Piccadilly station, providing easy access to the Piccadilly and Bakerloo lines. The nearest mainline rail stations is Charing Cross to/from the south-east. Many bus routes also serve the area. The area is bustling with bars and restaurants and many shops including the Liberty Department store offering luxury goods.

## SPECIFICATION/AMENITIES

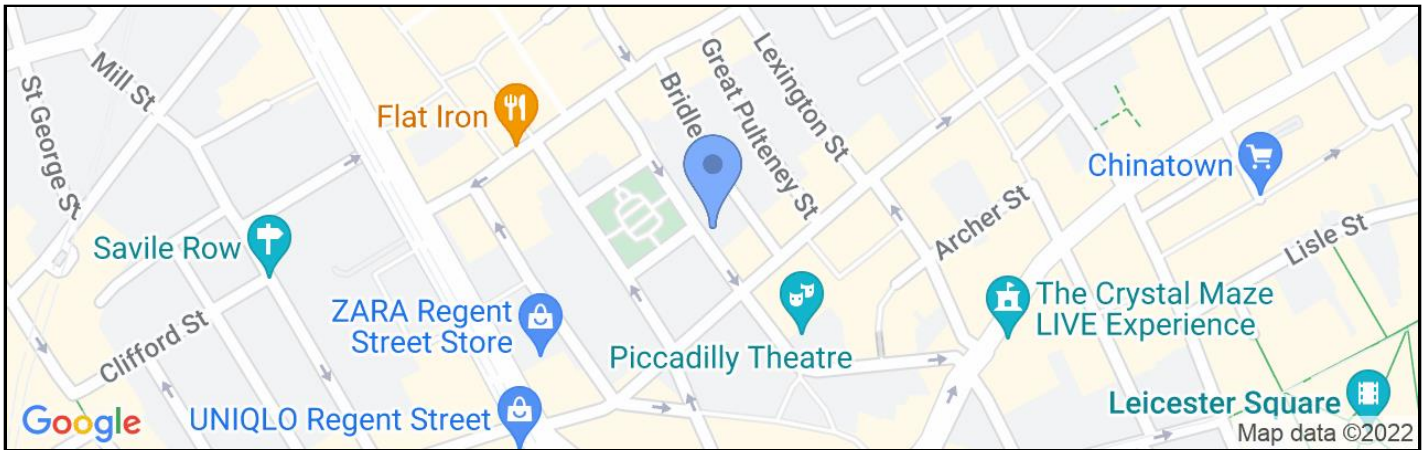
- Manned reception
- 24 hour access
- Meeting rooms available for hire
- High quality fully furnished office space
- Dedicated broadband available
- Breakout space

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## TERMS

### LEASE

Flexible by arrangement

### VAT

Elected

## VIEWING

Viewing strictly by prior appointment with the sole agent:

### JAMIE MAJOR

0203 440 9809

[jamie.major@gryphonpropertypartners.com](mailto:jamie.major@gryphonpropertypartners.com)

### Subject to Contract

Gryphon Property Partners for themselves and for the vendors or lessors of this property whose agents they are, give notice that:- a. the particulars are set out as a general outline only for guidance and do not constitute, nor constitute part of, an offer or contract; b. all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are believed to be correct, but any intending purchasers, tenants or third parties should not rely on them as statements or representations of fact but satisfy themselves that they are correct by inspection or otherwise; c. All properties are measured in accordance with the RICS property measurement, 1st Edition May 2015 (incorporating IPMS) unless designated NIA/GIA/GEA, in which case properties are measured in accordance with the RICS Code of Measuring Practice (6th Edition); d. Any images may be computer generated. Any photographs show only certain parts of the property as they appeared at the time they were taken. June 2022