33 GOLDEN SQUARE

An exceptional HQ
opportunity on Soho's most
distinguished square

A RARE HQ OPPORTUNITY ON SOHO'S GOLDEN SQUARE

A headquarters offering 17,000 sq ft in Soho's most prestigious garden square. Designed for an occupier, it offers the complete package: a dedicated front door, a spacious reception and a coveted Soho address.



A HEADQUARTERS, READY TO GO

FEATURES

PROMINENT BUILDING
Prominent location on corner of Golden Square and Upper John Street

RAISED FLOORS
throughout the building

IMPRESSIVE RECEPTION
and arrival area

2X LIFTS
10 person capacity

TERRACE POTENTIAL
with outdoor roof access

VRF AIR CONDITIONING
on all office floors

SHOWERS
and cycle facilities

FULLY ELECTRIC BUILDING
EPC B (45)

EFFICIENT FLOORPLATES
Column free floors

MALE & FEMALE WCS
on all floors

SCHEDULE OF AREAS

FLOOR	SQ FT	SQ M
Sixth	1,274	118
Fifth	1,922	179
Fourth	2,402	223
Third	2,423	225
Second	2,459	228
First	2,462	229
Ground	2,355	219
LG	1,536	143
Total	**16,833**	1,564

*NIA AREAS SUBJECT TO FINAL SURVEY



NATURAL LIGHT, SQUARE VIEWS

Efficient corner aspect floors from 1,200 sq ft up to 2,400 sq ft arranged across seven floors with views over Golden Square.



AI-enhanced image for indicative purposes

View from first floor



AI-enhanced image for indicative purposes

Third floor



AI-enhanced image for indicative purposes

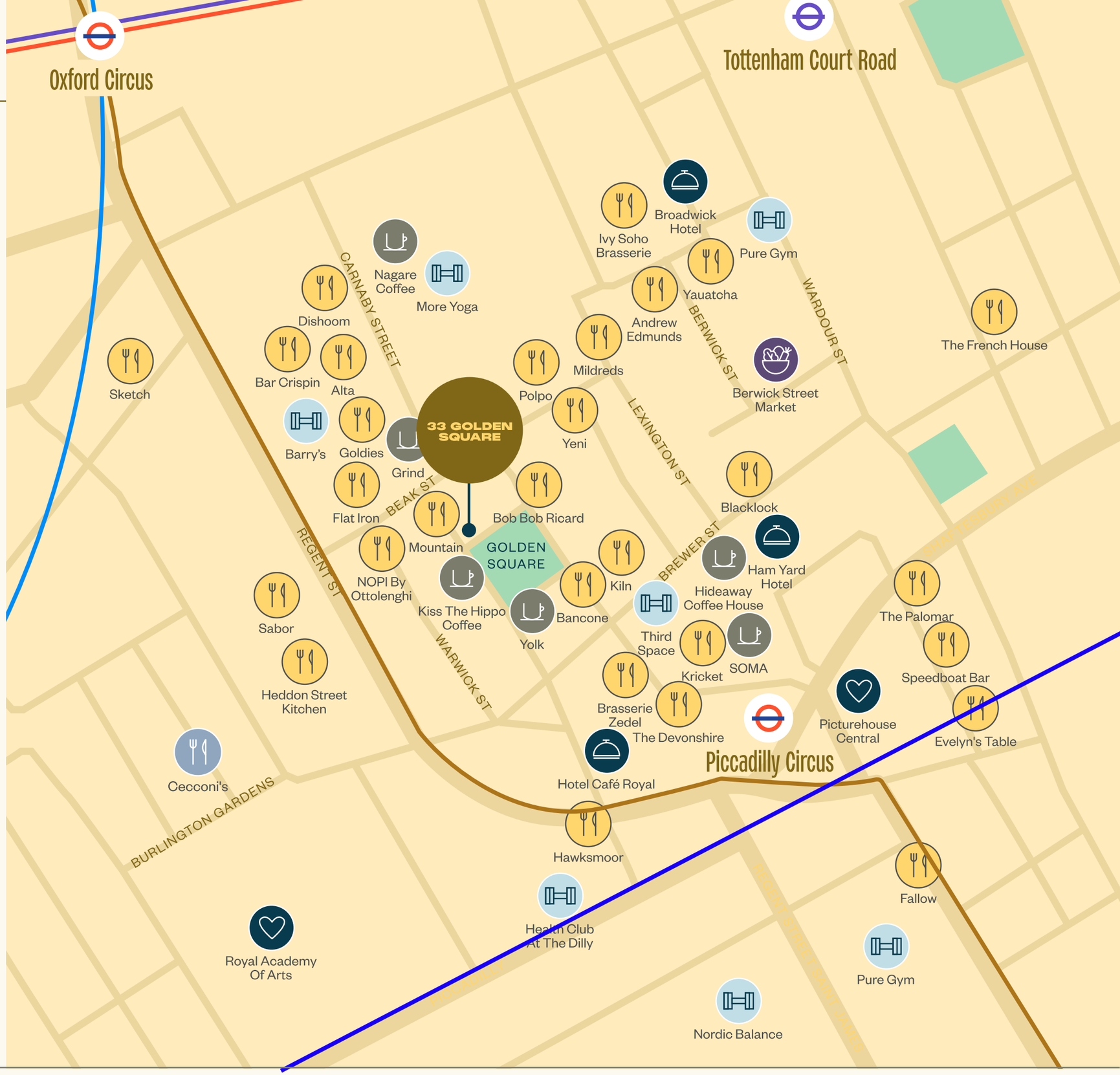
Fourth floor

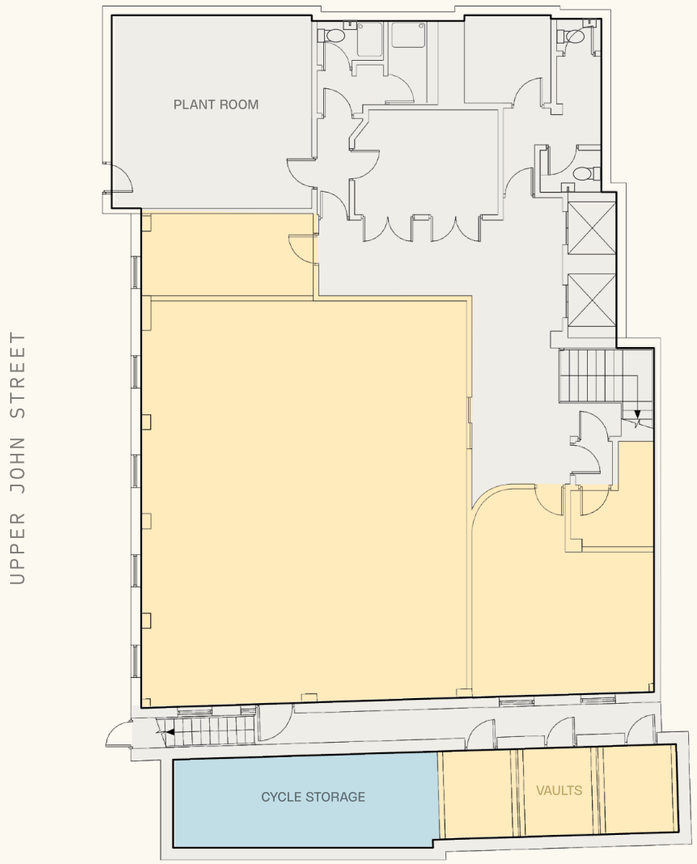
SOHO'S MOST CONNECTED CORNER

A coveted address in the heart of Soho, with the neighbourhood's celebrated mix of dining, retail, culture and entertainment on your doorstep. Piccadilly Circus Underground station is just minutes away, connecting you effortlessly to the rest of London.

PICCADILLY CIRCUS	3 MIN WALK
OXFORD CIRCUS	5 MIN WALK
TOTTENHAM COURT ROAD	8 MIN WALK
GREEN PARK	10 MIN WALK

TIMES ARE TAKEN FROM GOOGLE MAPS

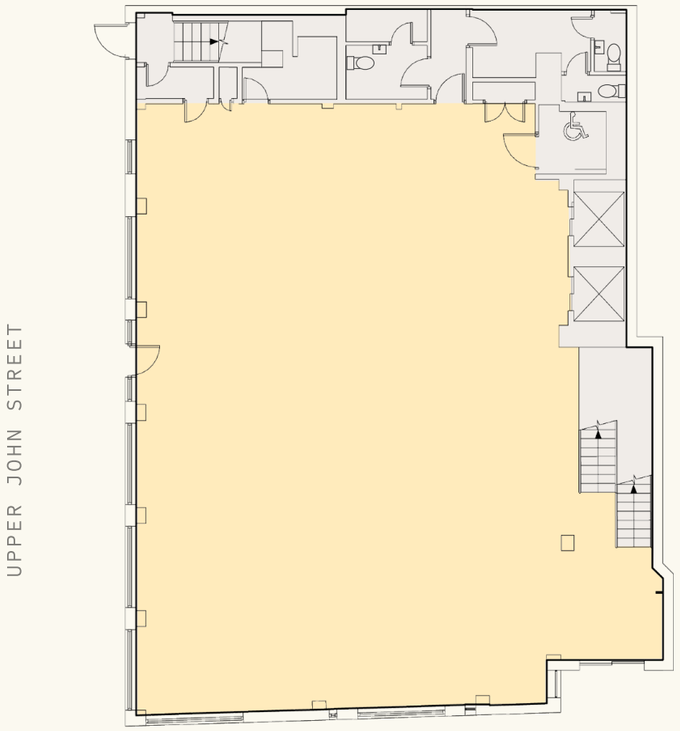




GOLDEN SQUARE

LOWER GROUND

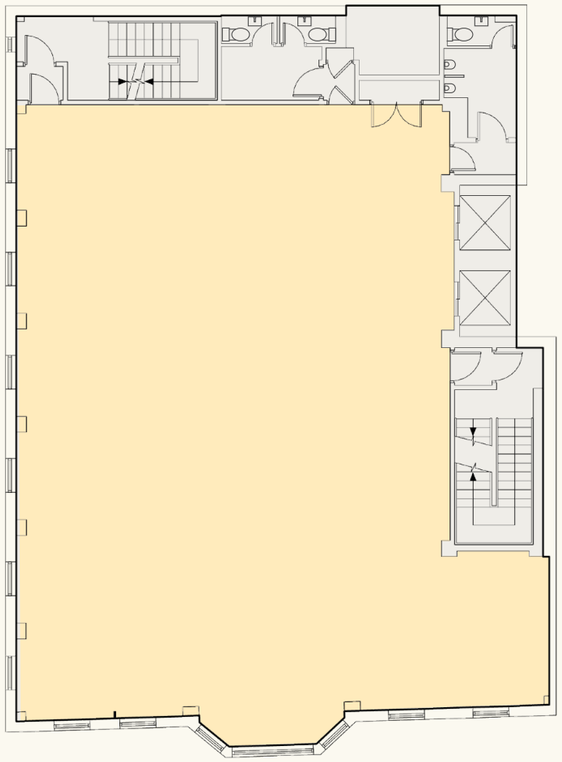
1,536 SQ FT / 143 SQ M



GOLDEN SQUARE

GROUND

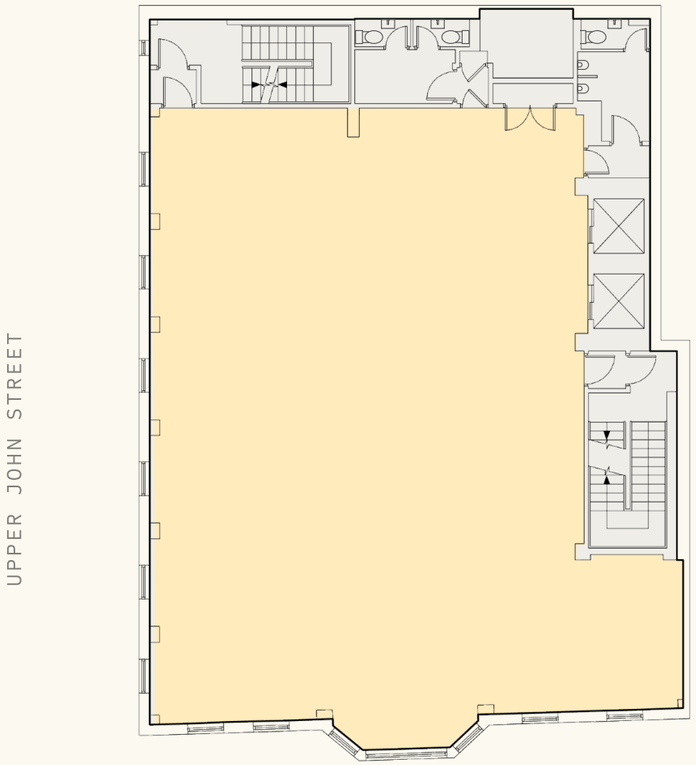
2,355 SQ FT / 219 SQ M



GOLDEN SQUARE

FIRST

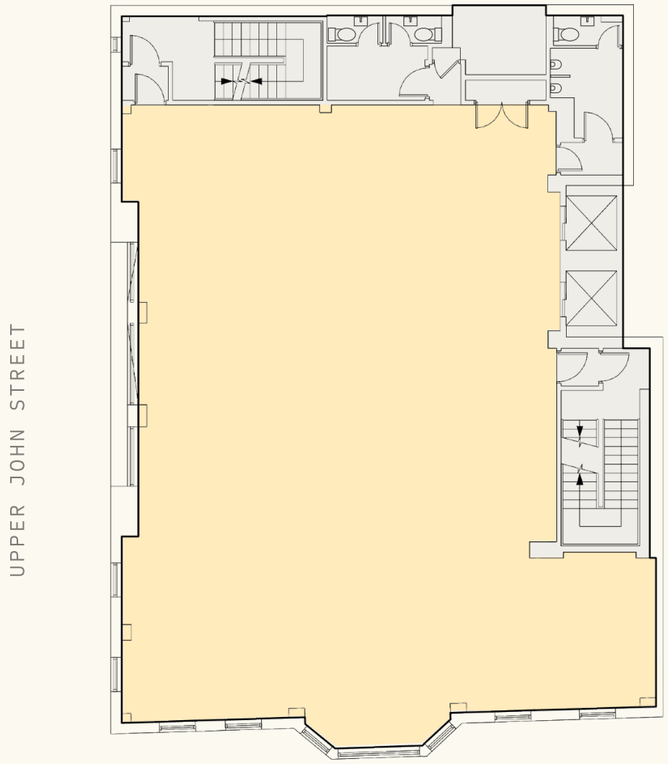
2,462 SQ FT / 229 SQ M



GOLDEN SQUARE

SECOND

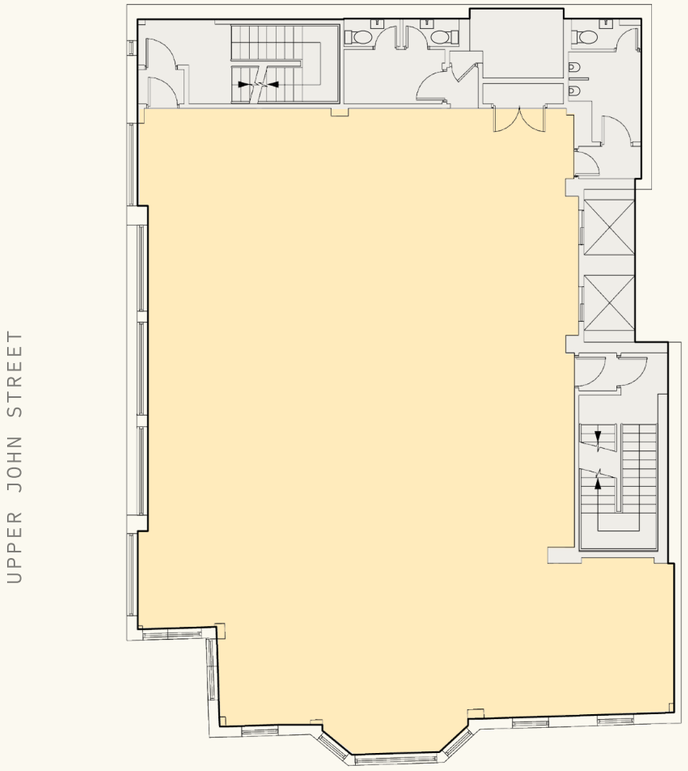
2,459 SQ FT / 228 SQ M



GOLDEN SQUARE

THIRD

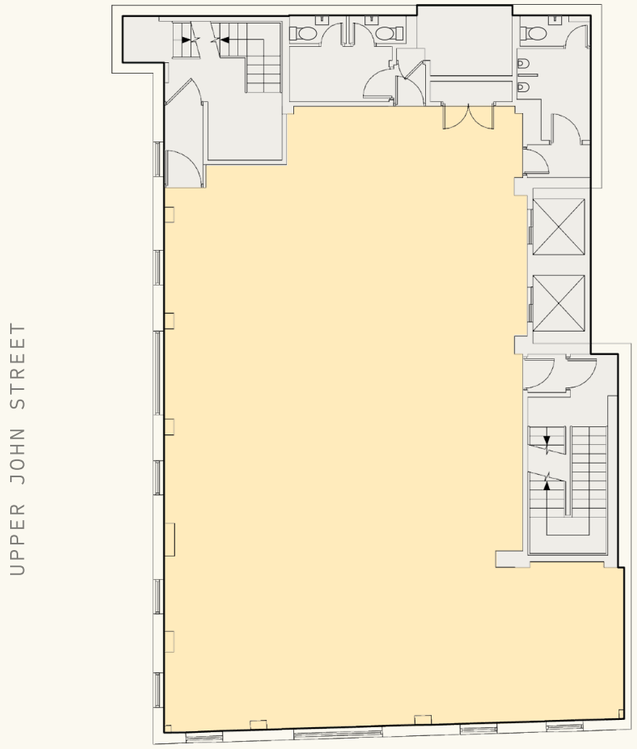
2,423 SQ FT / 225 SQ M



GOLDEN SQUARE

FOURTH

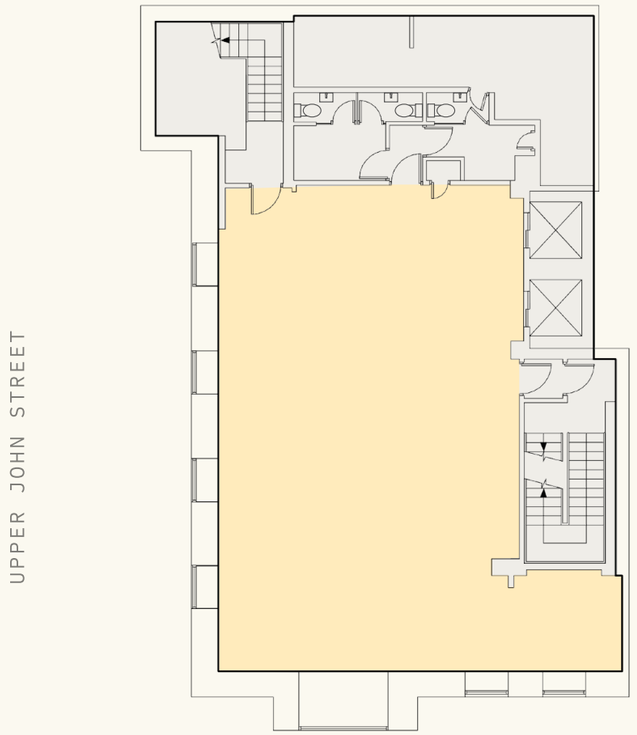
2,402 SQ FT / 223 SQ M



GOLDEN SQUARE

FIFTH

1,922 SQ FT / 179 SQ M



GOLDEN SQUARE

SIXTH

1,274 SQ FT / 118 SQ M



Rooftop view

FIND OUT MORE

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