

YOUR.SPACE



8 GOLDEN SQUARE





YOUR PART OF SOMETHING SPACE

Choose your ideal office space

With over 380 offices, across the most recognised and vibrant areas of London's West End, you can choose the space that's ideal for your business.

From whole buildings to house your entire business, to small, boutique spaces for start-ups or solopreneurs, be it a blank canvas or hassle-free, fully fitted space, we offer a wide range of versatile and bespoke spaces in unbeatable central London locations.

Whether it's in Soho, Chinatown, or Covent Garden, you'll always have access to all the services and support you need. And, as your business grows, our flexible portfolio means you'll always have another ideal workspace to grow into.

YOUR.SPACE

YOUR WORTH ITS WEIGHT IN GOLD SPACE

Spanning 840 sq ft, this 3rd Soho office, located in a premium Soho address, blends a bold, handsome frontage with a contemporary, creative vibe.

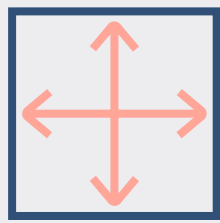
Filled with natural light from dual aspect statement windows, and large glass double doors that lead out to the generous private terrace, fresh timber wood flooring and LED spotlights enhance the crisp look and feel. A practical front and back layout, sleek modern kitchen, lift, and AC make for a practical and flexible central office space; with views over Golden Square an added unique offering.

Available on a short term lease to June 2028





YOUR SPECIFICATION



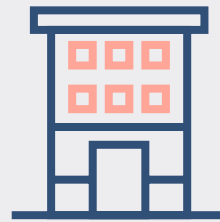
840 sq ft of third floor office space



CAT A condition with small kitchen in situ



Large private terrace



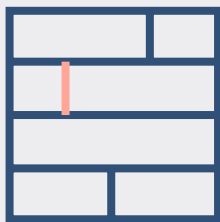
Front and back layout



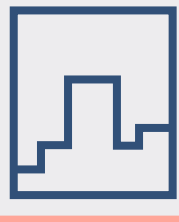
A/C on floor



Lift in building



Timber flooring



Large windows with views of Golden Square

YOUR SPACE

THIRD FLOOR

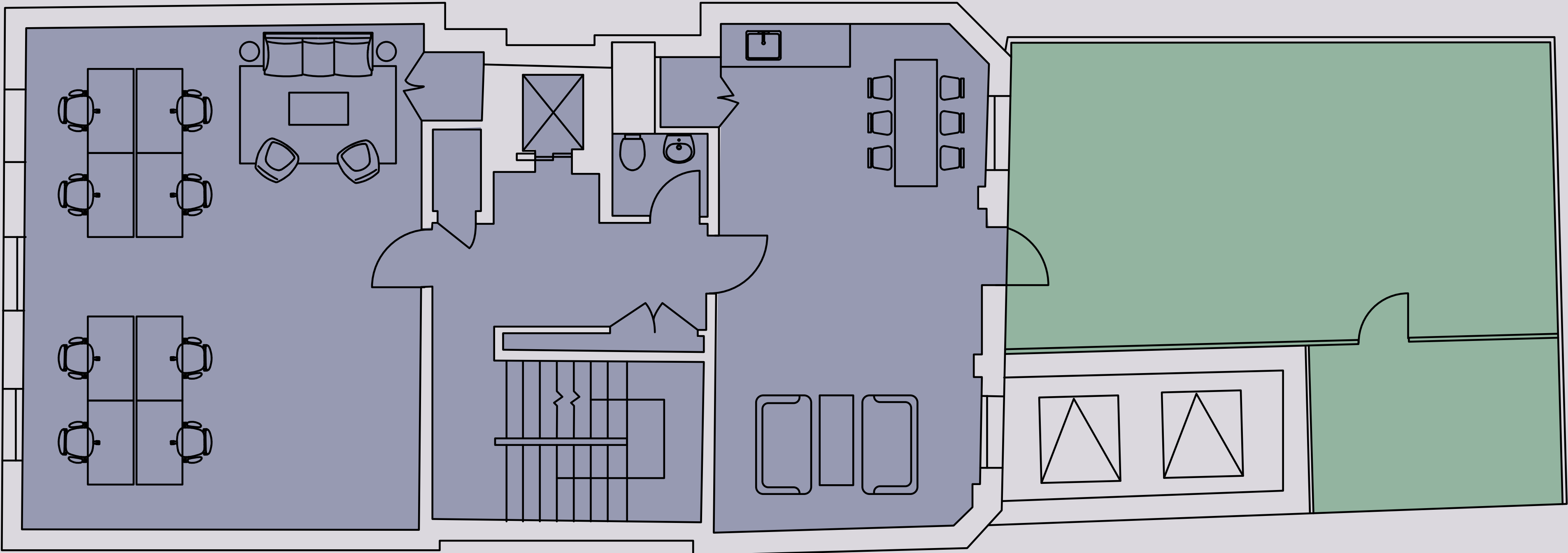
Office: 840 sq ft

8 Fixed Working Positions

Soft Seating

Booth

Kitchenette



- Office
- Terrace



Berwick Street



The Blue Post



Pastorio



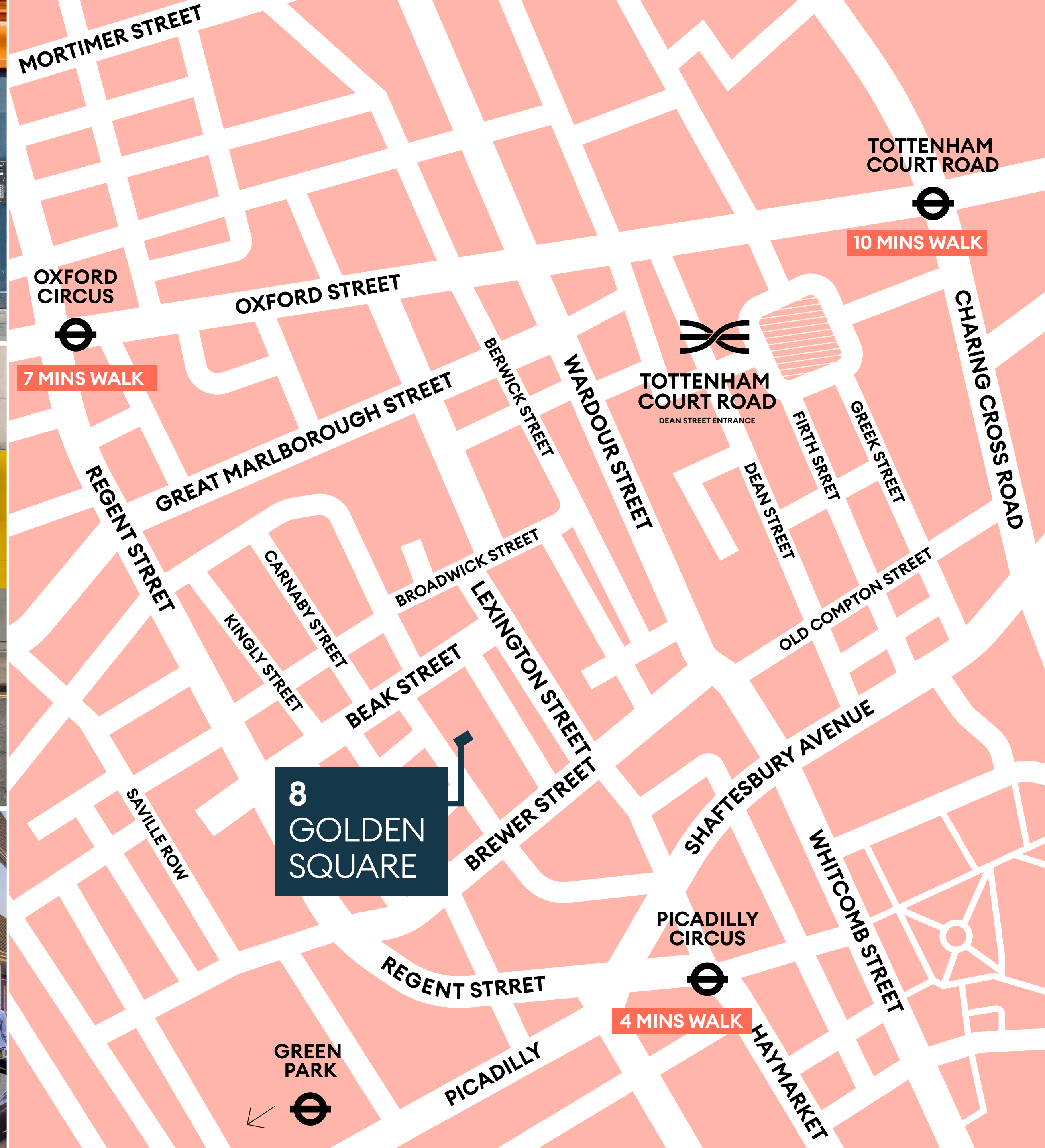
Reckless Records



L'Eto



Duck + Rice



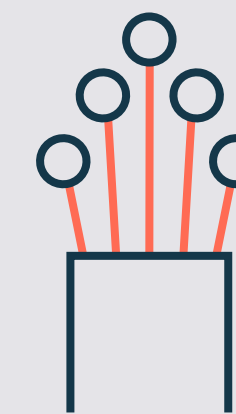
YOUR ALL THE PERKS SPACE



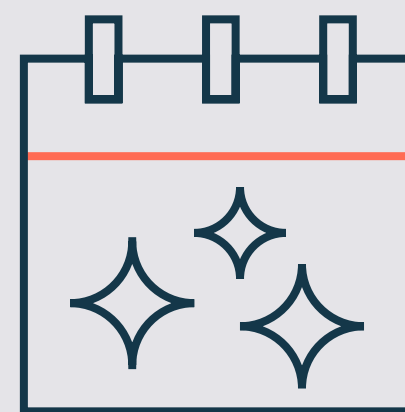
High standard of Estate
Management from
an on-site property
management team



24-hour estate-wide
security and cleaning
services



Fast, simple connectivity
via pre-agreed wayleaves



Access to year-round
events, exciting pop-ups,
art exhibitions, product
launches and seasonal
activations



Access to our
Tenant Portal



Neighbourhood Card for
discounts and perks at
participating retailers and
restaurants

YOUR MAKE A DIFFERENCE SPACE

We care
about our
community.

We continue to **partner with community organisations** to tackle the issues that are most important to our local communities in particular supporting local employment.

We **provide funding to our local partners** in The Arts such as The Donmar Warehouse.

We boost **biodiversity and provide habitats across the portfolio** - our dedicated team of gardeners keep our green spaces thriving all year round.

We take a **retrofit first approach minimising environmental impact.**

Shaftesbury Capital are **committed to Net Zero Carbon by 2040.**



YOUR 1,2,3, BREATHE SPACE

Take a breather from your desk and benefit from the improved air quality in the Estate's safe, clean pedestrianised streets.

Enjoy a moment of quiet in one of the neighbourhoods many green spaces.

Fit in a lunchtime workout at one of the gyms in our neighbourhoods; Peloton, Topnotch, SoulCycle, Barry's Bootcamp, Third Space, Marshall Street Leisure Centre, Jubilee Hall, Nuffield Health, Fitness First.



Focus on Wellness

8 GOLDEN SQUARE

YOUR SOHO
YOUR CHINATOWN
YOUR COVENT GARDEN

YOUR.SPACE

RENT
£50.00 per sq ft

TOTAL OUTGOINGS
£83.15 per sq ft

RATES
£23.28 per sq ft

EPC
B

SERVICE CHARGE
£9.87 per sq ft

FIBRE
YES



SUZI BRAITHWAITE
suzi.braithwaite@colliers.com
+44(0) 755 104 0609

JESSICA FLATHER
jessica.flather@colliers.com
+44(0) 755 411 3439

CHLOE HECHLE
chloe.hechle@colliers.com
+44(0) 785 407 8151



CATHERINE LLOYD
catherine.lloyd@rx.london
+44(0) 779 544 5833

AMELIA ROYDS
amelia.royds@rx.london
+44(0) 798 488 8063

TED PARR
ted.parr@rx.london
+44(0) 781 782 7281



*Available on a short term lease to June 2028

Misrepresentation act 1967: RX London and Colliers, for themselves and for the lessor(s) of this property whose agents they are, give notice that: 1. These particulars do not constitute any part of, an offer or contract. 2. None of the statements contained in these particulars are to be relied on as statements or representations of fact. 3. Any intending lessee must satisfy himself by inspection or otherwise as the correctness of each of the statements contained in these particulars. 4. The lessor(s) do not make or give and neither RX London and Colliers, nor any person in their employment has any authority make or give, any representation or warranty whatever in relation to this property. Finance Act 1989: Unless otherwise stated all prices and rents are quoted exclusive of VAT Property Misdescription Act 1991: These details are believed to be correct at the time of compilation but may be subject to subsequent amendment. Brochure and photographs. August 2026. Designed by www.darwooddesign.com