

Made



12 Golden Square, W1F

Fully Managed Space

3rd floor

4,192 sq ft

Fully fitted

£220.00 per sq ft per annum all inclusive



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Description

12 Golden Square provides 4,192 sq ft of excellent fully fitted office space in the heart of Soho.

24 x workstations (sit stand functionality)

LED lighting

2 x 2 - person meeting rooms

3 x 4 - person meeting rooms

1 x 10 - person board room

1 x 8 - person meeting room

Generous kitchen and break out area

Reception and client landing area

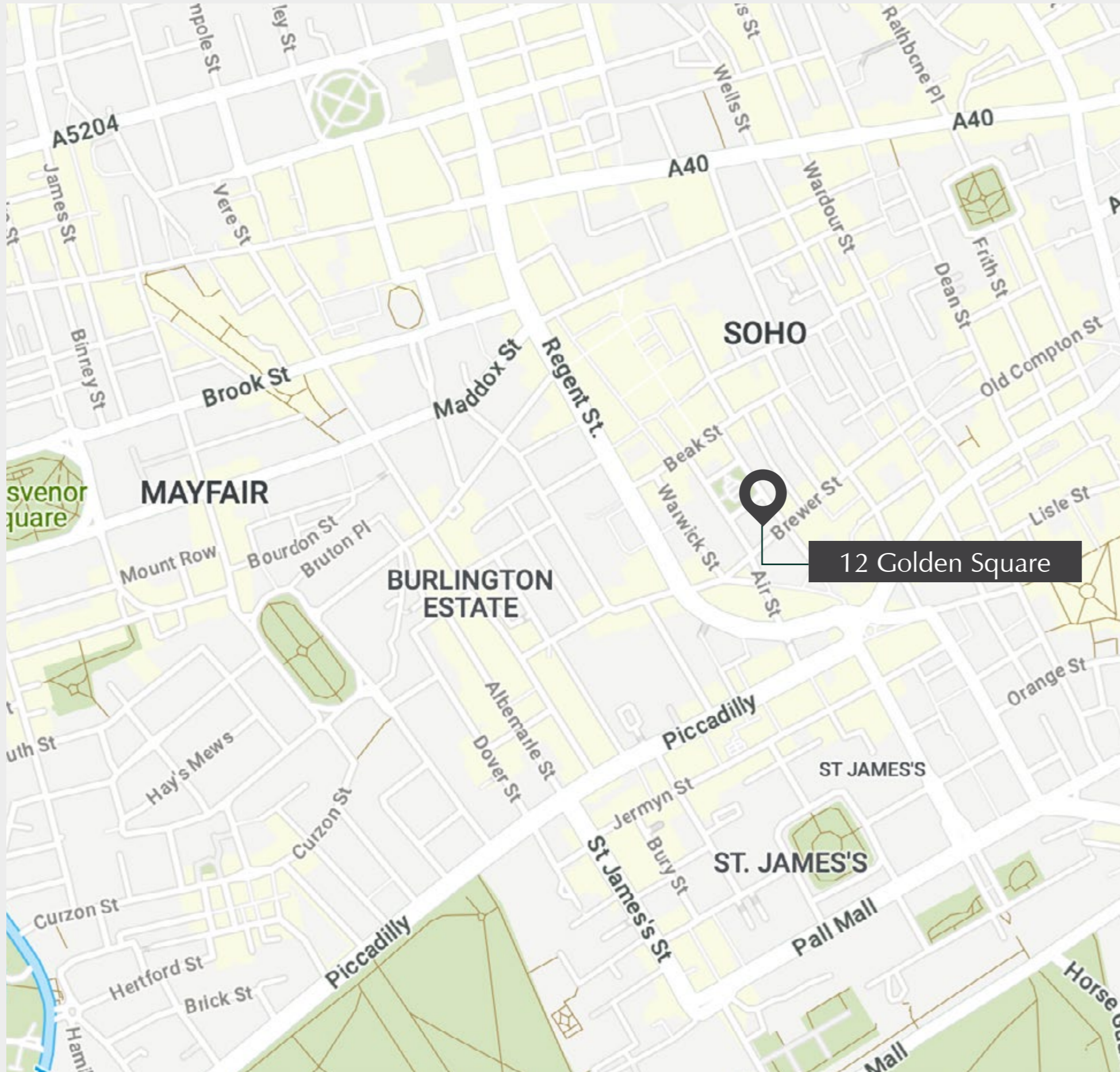




3rd Floor - 4,192 sq ft

The building is located on the South East corner of Soho's renowned Golden Square. The entire 3rd floor provides 4,192 sq ft of Grade A office space, which is available to occupy immediately.





Location.

The building is situated on the South East corner of Golden Square close to the junction with Lower James 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.

- | | | | |
|--|-------------------|--|-----------|
| | Piccadilly Circus | | 4 minutes |
| | Leicester Square | | 5 minutes |
| | Oxford Circus | | 7 minutes |
| | Green Park | | 8 minutes |



Amenities

12 Golden Square offers cycle storage and showers, along with two passenger lifts, raised access floors, all within an excellent location.



Excellent Natural Light



Excellent Location



Cycle Storage



Showers



Two Passenger Lifts



Raised Access Floors



Fully Air Conditioned

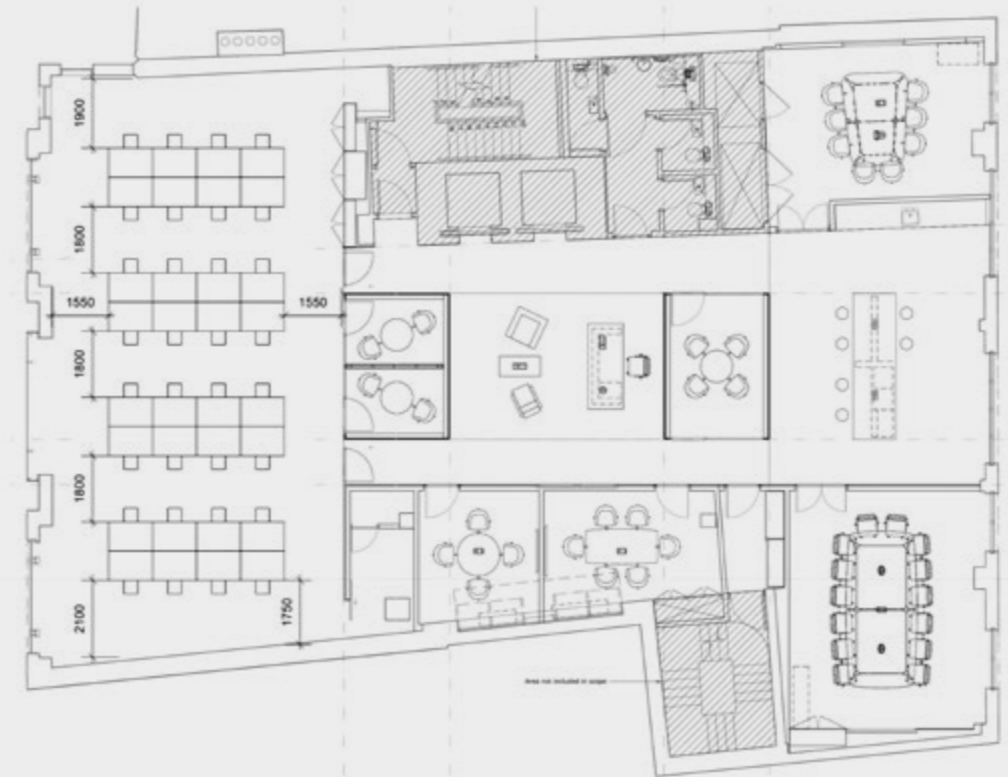


Terms.

The 3rd floor is available on a Fully Managed basis for a term expiring in September 2025.

All-inclusive cost: £220.00 per sq ft per annum*

*The all-inclusive rent is comprised of: rent, business rates, service charge, full facilities management, Wifi connectivity, cleaning, waste management and more. Utilities included on a base rate that is variable upon consumption. Additional managed services information is included on the following page.



Managed services included.

Our team is trained to deliver the highest levels of customer service and operational capabilities, covering key areas such as hospitality, client engagement, health & safety, contract and invoice management and more.

Additional bespoke hospitality services are also available on request.



Account Management



- > Dedicated local account manager
- > Day to day management of all services
- > Customer and landlord liaison
- > Compliance reporting
- > Monthly H&S and FM site inspection
- > *...and more*

Cleaning Services



- > Daily cleaning service 2 hours per day including cleaning supplies and consumables
- > Refuse removal from general waste and recycling disposal points
- > Quarterly internal window clean
- > *...and more*

Health & Safety Management



- > Annual Fire Risk Assessment by qualified contractor
- > Annual H&S Risk Assessment by qualified contractor
- > Water Risk Assessment by qualified contractor
- > *...and more*

Facilities Management



- > Wi-Fi connection
- > 24/7 facilities help desk and out of hours response
- > Management of the site/landlord relationship to manage building facilities issues
- > Monthly planned preventative maintenance
- > Annual power testing
- > *...and more*

Hospitality & Catering



- > Bean to cup coffee machine
- > Daily replenish of all consumables
- > Kitchenware
- > *...and more*

Additional Bespoke Services*



- > Dedicated receptionist
- > Office supplies
- > Bespoke catering
- > *...and more*

*these additional bespoke services are not included in the list price

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