

**7 Poland Street**  
Soho, London, W1F 8PU



OFFICE TO LET | 906 sq ft



**Location**

Located on the east side of vibrant Poland Street this property is ideally located in central Soho, an area full of the best restaurants and entertainment amenities. It is well served by public transport - Oxford Circus (Bakerloo, Central and Victoria Lines), Tottenham Court Road (Central and Northern Lines) and Piccadilly Circus (Bakerloo, Piccadilly and (soon) Elizabeth Lines) each being within walking distance.

**Floor Areas**

Floor	sq ft	sq m
Ground Floor	906	84.2
TOTAL (approx.)	906	84.2

\*Measurement in terms of \*NIA

**Description**

The available ground floor office provides bright, open plan office space, with skylights to the rear, modern lighting and stripped wooden flooring.

**Soho**

Soho is now the creative hub of London's booming media industry and has the densest concentration of restaurants, cafés, clubs and bars in central London and truly represents the vibrant, bustling heart of this amazing city.

Soho is a location roughly bounded by Oxford Street to the north, Charing Cross Road to the east, Leicester Square to the south and Regent Street to the west. London's media industry thrives here with multiple advertising agencies, television and radio studios choosing Soho as their base of operations.

Ray Walker, Partner

020 7025 1399

Applicants are advised to make their own enquires in respect of all rates payable to local authorities and taxes. We recommend you see [www.voa.gov.uk](http://www.voa.gov.uk) for further information. None of the systems or services in the property have been tested by us to check they are in working order. Interested parties may wish to make their own investigations. All other information provided is for guide purposes and cannot be relied upon.

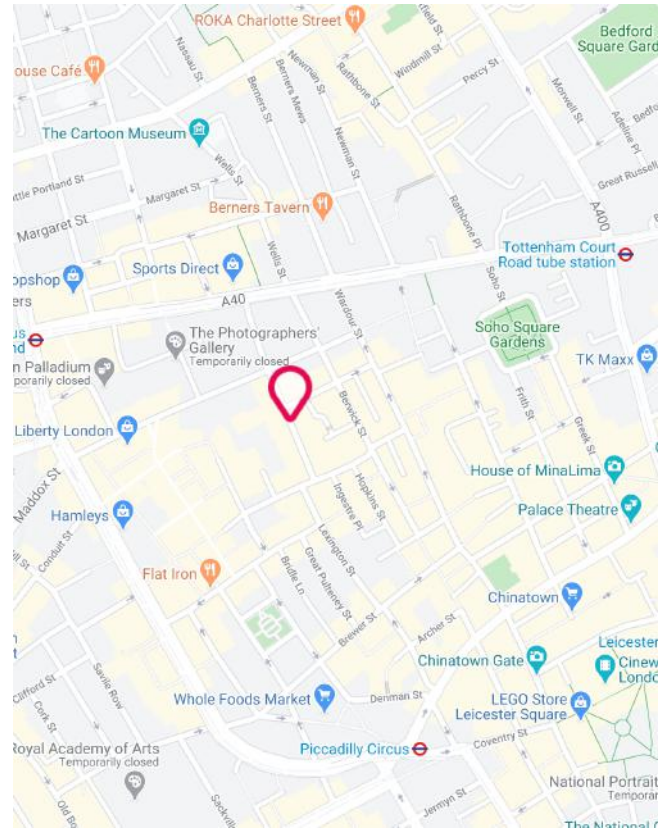
Subject to Contract July 2020

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## Terms

Tenure:	Leasehold
Lease:	A new sub lease/assignment for a term to Feb 2022. Alternatively, a new lease is available directly from the freeholder.
Rent:	£55.50 psf pax (passing)
Rates:	Estimated at £23.74 psf pa (2020/21)
Service Charge:	Approximately £10.44 psf pax
EPC Rating:	D

## Amenities

- Modern lighting
- Air cooling units
- Kitchenette
- Wood floors
- Perimeter Trunking
- Attractive skylights

Ray Walker, Partner

- 📞 020 7025 1399
- ✉️ [rwalker@monmouthdean.com](mailto:rwalker@monmouthdean.com)

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