

OFFICES TO LET | 862 – 2,411 sq ft



*furniture not included

Location

The building is located in the heart of Soho on the eastern side of Poland Street, linking Great Marlborough Street with Oxford Street. Situated close to Oxford Circus Station, the property occupies a prime position within one of the West End’s most desirable residential, retail and business neighbourhoods. Bordering the exclusive Mayfair to the West, vibrant Fitzrovia to the North and luxurious St James’s to the South. Soho is considered one of the Capital’s most diverse and contemporary districts, providing a unique urban atmosphere.

Description


21-22 Poland Street is an attractive Art Deco building based in the heart of Soho, within London’s West End. The open plan 4th floor office benefits from 2 additional glass partitioned offices and a fitted kitchen. The floor benefits from LED lighting, parquet flooring and double glazed crittall windows – allowing for excellent natural light into the building.

Floor Areas


Floor	sq ft	sq m	
4 th Floor	862	80	Available
1 st Floor	1,549	143	Available May 2020
TOTAL (approx.)	2,411	223	

*Measurement in terms of NIA

Rhys Evans, Partner

 020 7025 1393

Olivia Stapleton, Agency Surveyor

 020 7025 8940

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.

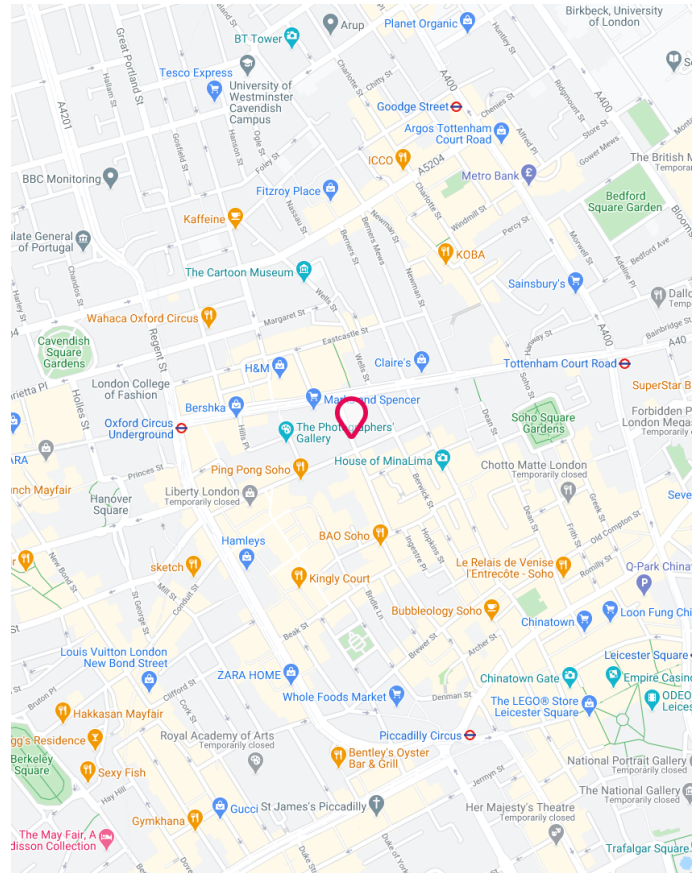
Applicants are advised to make their own enquires in respect of all rates payable to local authorities and taxes. We recommend you see www.voa.gov.uk for further information. None of the systems or services in the property have been tested by us to check they are in working order. Interested parties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

Subject to Contract May 2022

21-22 Poland Street Soho, London, W1F 8QQ



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Terms

Tenure:	Leasehold
Lease:	A new FR&I Lease from the Freeholder
Rent:	£79.50 psf pax
Rates:	Estimated at £35.00 psf (2021/22)
Service Charge:	Running at £12.50 psf pa excl overall

Amenities

- Ceiling mounted VRF air conditioning
- LED lighting system
- Parquet flooring
- Double glazed crittall windows
- Passenger lift
- W/C facilities on each floor
- Natural light on four elevations

Rhys Evans, Partner

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