

**1<sup>st</sup> FLOOR OFFICES TO LET IN SOHO | 1,549 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 floor benefits from a fitted kitchen, meeting room, LED lighting, parquet flooring and double-glazed crittall windows – allowing for excellent natural light into the building.

**Floor Areas**

Floor	sq ft	sq m
1 <sup>st</sup> Floor	1,549	143
<b>TOTAL (approx.)</b>	<b>1,549</b>	<b>143</b>

\*Measurement in terms of NIA

**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.

Rhys Evans, Partner

 020 7025 1393

Olivia Stapleton, Agency Surveyor

 020 7025 8940

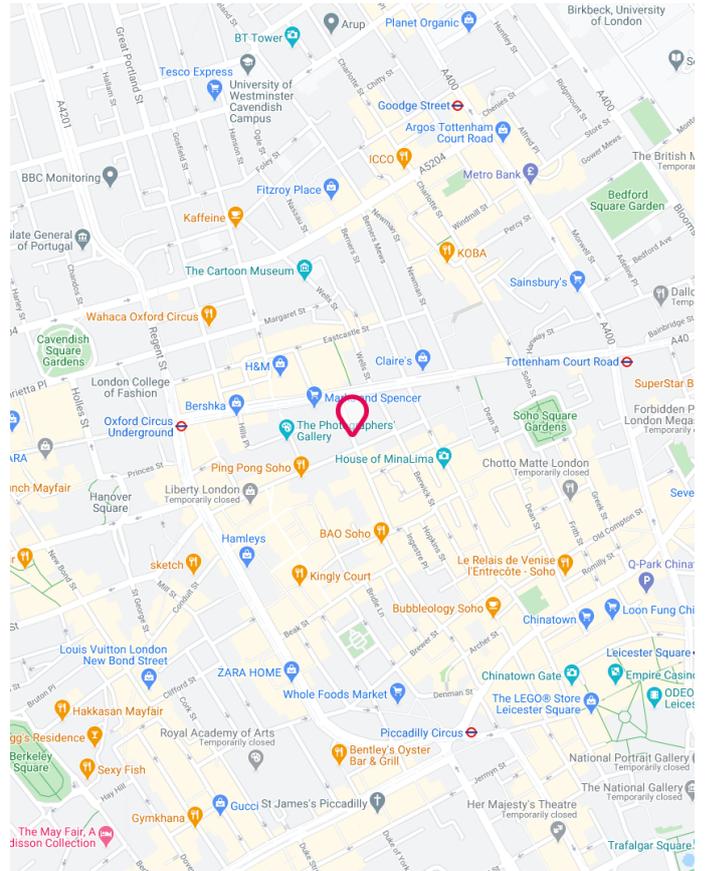
Applicants are advised to make their own enquires in respect of all rates payable to local authorities and taxes. We recommend you see [www.voa.gov.uk](http://www.voa.gov.uk) for further information. None of the systems or services in the property have been tested by us to check they are in working order. 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 2023

# 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
Service Charge:	Approx. £17.81 psf

## 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

📞 020 7025 1393  
✉️ revans@monmouthdean.com

Olivia Stapleton, Agency Surveyor

📞 020 7025 8940  
✉️ ostapleton@monmouthdean.com

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