

Beautifully refurbished 1st FLOOR OFFICE TO LET | *** 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 (Elizabeth, Central and Northern Lines) and Piccadilly Circus (Bakerloo and Piccadilly Lines) each being within walking distance.

Description

The 1st floor has recently been the subject of a comprehensive and thoughtful refurbishment, combining high ceilings, beautiful herringbone oak flooring, bespoke carpentry and a high-quality new fitted kitchen.

Floor Areas


Floor	sq ft	sq m
1 st Floor	630?	59?
TOTAL (approx.)	630	59

*Measurement in terms of NIA

Soho

Soho is now the creative hub of London's booming media & fashion & Tech industries 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

 07747 777144

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.

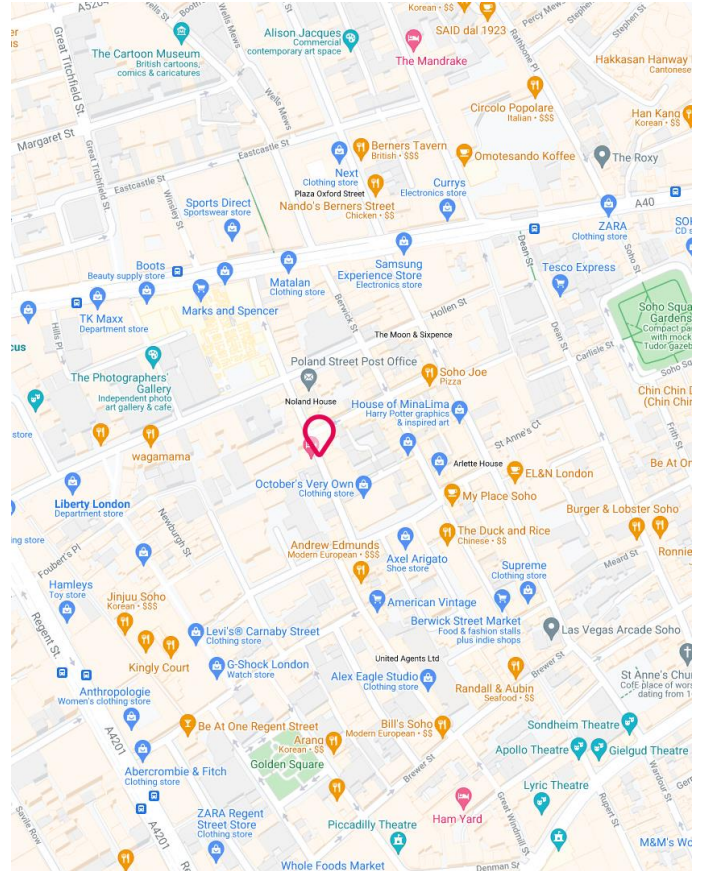
Subject to Contract September 2024

7 Poland Street

Soho, London, W1F 8PU



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Terms

Tenure:	Leasehold
Lease:	A new lease from the Landlord
Rent:	£75.00 psf
Rates:	Estimated at £28 psf (2024/25)
Service Charge:	Approximately £11.26 psf (2024)
EPC Rating:	TBC

Amenities

- Air cooling
- Engineered oak herringbone flooring
- Brand new modern fitted kitchen
- Excellent location
- Perimeter trunking
- Perfect mix of traditional and modern design

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✉️ rwalker@monmouthdean.com

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📞 020 7025 1390

📍 4 Golden Square London W1F 9HT