

Rare self-contained building in the centre of Soho TO LET | 3,620 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 and Piccadilly Lines) each being within walking distance.

Description

The rare opportunity has arisen for an organisation to occupy a self-contained building in the centre of prime Soho. The various floors all differ, but mainly offer wood flooring, plastered ceilings and good natural light. 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. The building is offered with vacant possession, but the 3rd floor* is occupied until January 2026.

Floor Areas


| Floor | sq ft | sq m |
|------------------------|-------|------|
| Lower Ground | 784 | 73 |
| Ground | 870 | 81 |
| 1 st Floor | 607 | 56 |
| 2 nd Floor | 636 | 59 |
| 3 rd Floor* | 723 | 67 |
| TOTAL (approx.) | 3,620 | 336 |

*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

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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 2025

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Terms

| | |
|-----------------|--|
| Tenure: | Leasehold |
| Lease: | A new lease direct from the Landlord |
| Rent: | £217,200 per annum / 60.00 psf overall |
| Rates: | Estimated at £22 psf (2025/26) overall |
| Service Charge: | N/A - Self-contained |
| EPC Rating: | D |



Amenities

- Air cooling
- Engineered oak herringbone flooring on 1st floor
- Exposed wood flooring elsewhere (part carpet on the ground floor)
- Fitted kitchens
- Excellent central Soho location
- Perimeter trunking
- Mix of traditional and modern design through the building

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