

7 Poland Street, Soho, London, W1F 8PU

OFFICE TO LET | 630 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 available 2nd floor provides newly refurbished, bright open plan office space. The available accommodation is smart, with new lighting and strip wooden flooring.

Floor Areas

Floor	sq ft	sq m
2nd Floor	630	58.5
TOTAL (approx.)	630	58.5

*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.

Ray Walker, Partner

020 7025 1399

Georgia Mason, Agency Surveyor

020 7025 8945

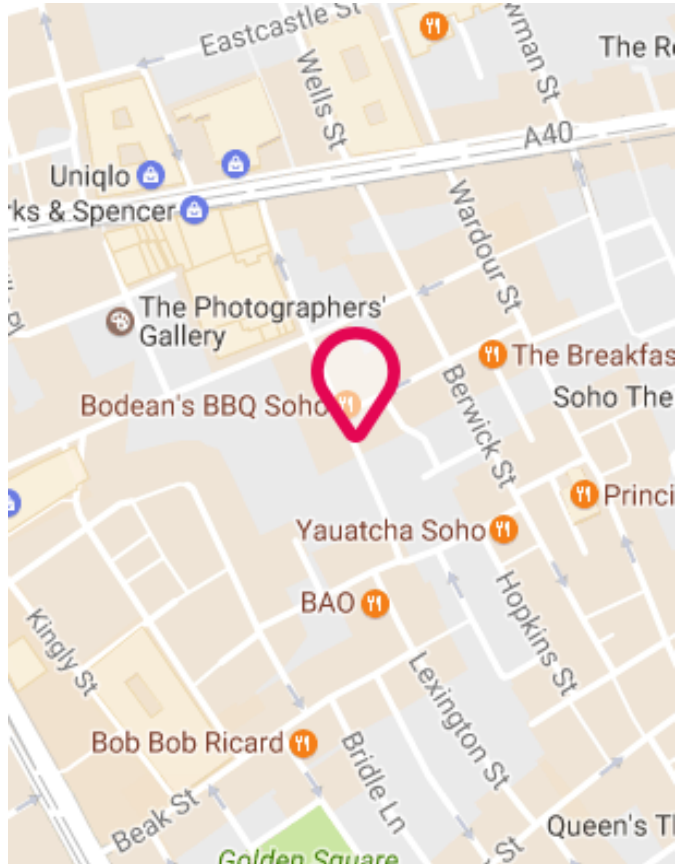
Applicants are advised to make their own enquires in respect of all rates payable to local authorities and taxes. We recommend you see www.voa.gov.uk for further information. None of the systems or services in the property have been tested by us to check they are in working order. Interested parties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

Subject to Contract September 2017

7 Poland Street, Soho, London, W1F 8PU



OFFICE TO LET | 630 sq ft



Terms

Tenure:	Leasehold
Lease:	A new lease direct from the landlord
Rent:	£59.50 psf pax
Rates:	Estimated at £20.91 psf pa 2017/18
Service Charge:	Approximately £8.13 psf pax

Amenities

- New lighting
- Air cooling
- Kitchenette
- Wood floors
- Perimeter Trunking

Ray Walker, Partner

📞 020 7025 1399
✉️ rwalker@monmouthdean.com

Georgia Mason, Agency Surveyor

📞 020 7025 8945
✉️ gmason@monmouthdean.com

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.



Monmouth Dean LLP for themselves and for the lessors or vendors of their property whose agents they are, give notice that: (i) These particulars are set out as a general outline only, for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, any other offer of contract. (ii) All descriptions, dimensions, references to condition and necessary permission of use and occupation, and other details are given without responsibility, and any intending purchasers and tenants should not rely on them as statements or representative of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No person in the employment of Monmouth Dean LLP has any authority to make give any representation or warranty whatever in relation to this property. (iv) Unless otherwise stated all rents and prices quoted are exclusive of VAT which may be payable in addition. Subject to contract.

Subject to Contract September 2017