

45-46 Poland Street, Soho,
London, W1F 7NA



OFFICE TO LET | 459 sq ft



Location

The property is located on the west side of Poland Street.

Oxford Circus (Central, Bakerloo & Victoria lines), Tottenham Court Road (Central and Northern lines) and Piccadilly Circus (Piccadilly & Bakerloo lines) are all within short walking distance.

The property is within close proximity to Oxford Street, Regent Street and Tottenham Court Road and is situated in the heart of Soho benefitting from the abundance of retail and leisure amenities it has to offer.

Description

Available now, this 4th floor suite offers open plan office accommodation with large windows and excellent natural light. The space also benefits from a private balcony with seating and a shared kitchen on the 3rd floor that has recently been refurbished.

Floor Areas

Floor	sq ft	sq m
4 th Floor	459	42.6
TOTAL (approx.)	459	42.6

*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

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 August 2019

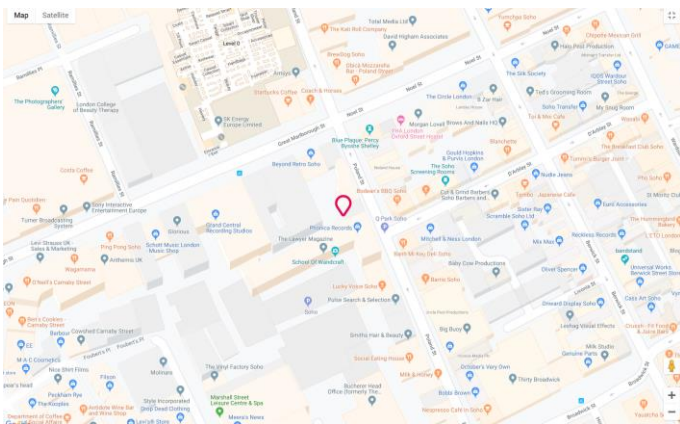
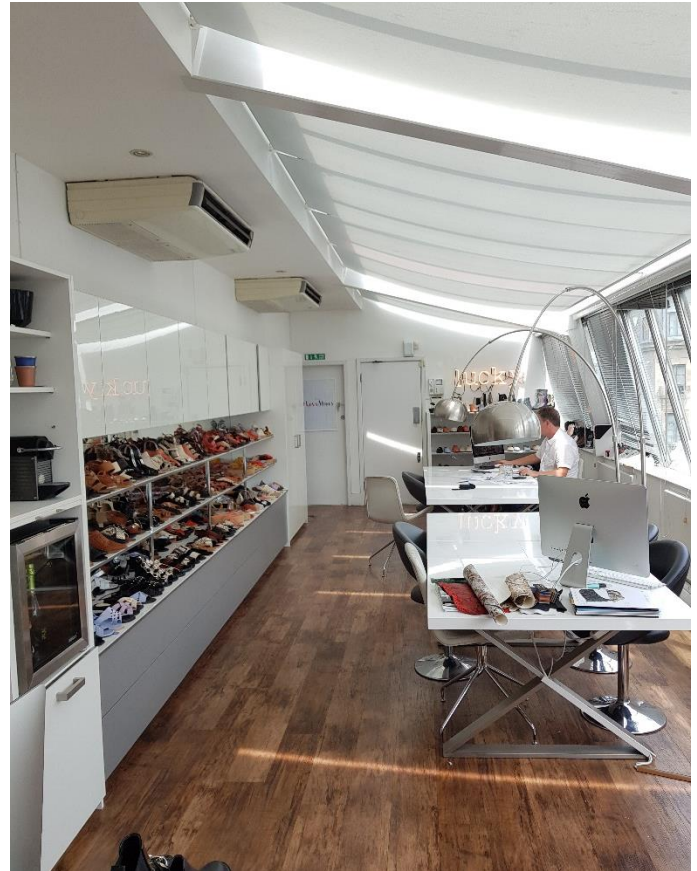
📞 020 7025 1390

🏠 4 Golden Square London W1F 9HT

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Terms

Tenure:	Leasehold
Lease:	Assignment or sub lease to January 2021
Passing Rent:	£23,000 per annum / £50 per sq ft pax
Rates:	Estimated at £23.50 psf pax
Service Charge:	Approximately £3.08 psf pax
EPC Rating:	TBC

Amenities

- Air Conditioning
- Balcony / outside space
- Excellent natural light
- Refurbished shared kitchen
- 24 hour access
- Timber flooring

Ray Walker, Partner

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✉️ rwalker@monmouthdean.com

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