

2<sup>nd</sup> FLOOR 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.

### Floor Areas

Floor	sq ft	sq m
2 <sup>nd</sup> Floor	630	59
TOTAL (approx.)	630	59

\*Measurement in terms of NIA

### Description

The available 2<sup>nd</sup> floor successfully mixes the old with the new, combining large sash windows with modern flooring, lighting and glass crittall style partitioning.


There is also a demised kitchenette and WCs are in the common parts.

### 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

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.

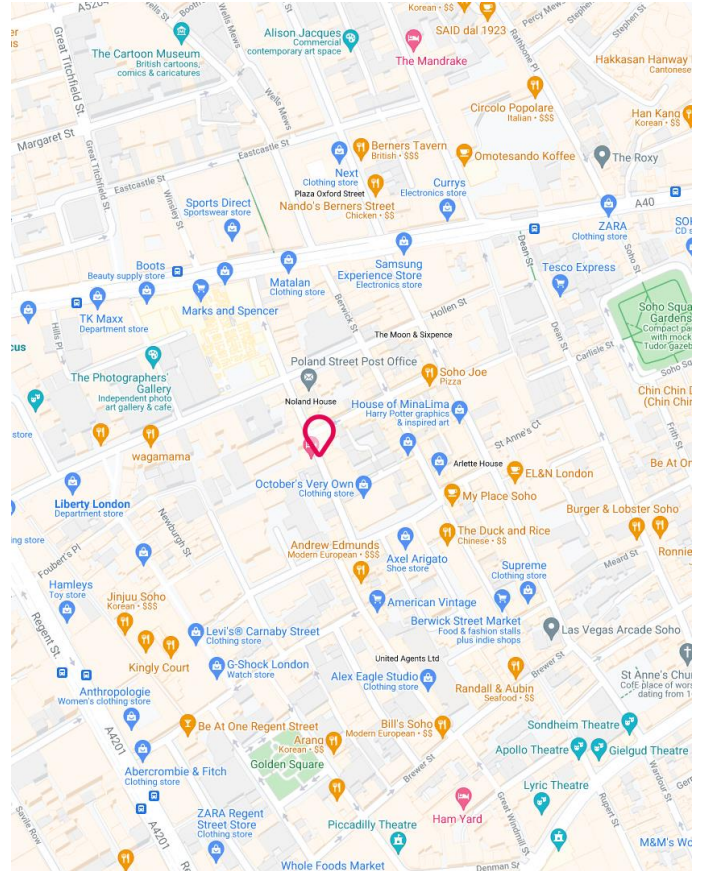
Subject to Contract January 2022

# 7 Poland Street

Soho, London, W1F 8PU



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## Terms

Tenure:	Leasehold
Lease:	A new lease from the Landlord
Rent:	£62.50 psf
Rates:	Estimated at £22.35 psf (2021/22)
Service Charge:	Approximately £11.00 psf
EPC Rating:	D

## Amenities

- Air cooling
- Wooden flooring
- Demised kitchenette
- Excellent location
- Perimeter trunking
- Crittall style partitioning
- Mix of traditional and modern design

Ray Walker, Partner

📞 020 7025 1399  
✉️ [rwalker@monmouthdean.com](mailto:rwalker@monmouthdean.com)

Olivia Stapleton, Agency Surveyor

📞 020 7025 8940  
✉️ [ostapleton@monmouthdean.com](mailto:ostapleton@monmouthdean.com)

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