

**56a Poland Street, Soho, London, W1F 7NN**



**OFFICE TO LET | 969 sq ft**



## Location

The building is located in the heart of Soho, on the west side of Poland Street and can be accessed both by Oxford Street and Broadwick Street. The property is approximately a 5 minute walk from either Oxford Circus underground station (Bakerloo, Central & Victoria Lines) or Tottenham Court Road station (Central & Northern lines).

## Floor Areas


| Floor                  | sq ft      | sq m      |
|------------------------|------------|-----------|
| 5th Floor              | 969        | 90        |
| <b>TOTAL (approx.)</b> | <b>969</b> | <b>90</b> |

\*Measurement in terms of \*NIA


## Description

The 5<sup>th</sup> floor offers spectacular, bright open office space, available on a short-term lease with stunning views over the West End. The office can provide between 10-15 desks and also offers a delightful outdoor terrace with comfortable seating.

**James Hendry, Associate Partner**

 020 7025 1395

**Jamie Quinn, Trainee 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](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.

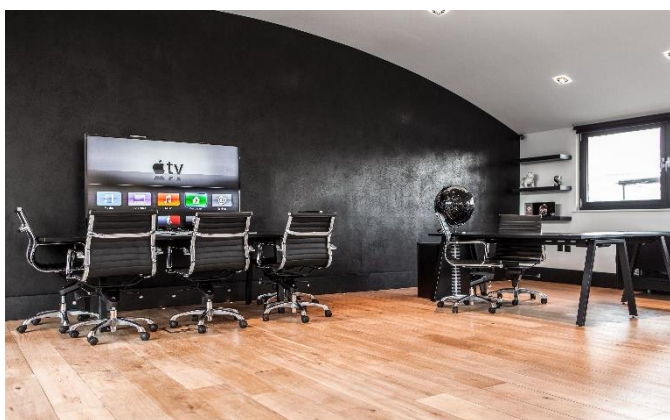
**Subject to Contract April 2017**

 020 7025 1390  10 Golden Square London W1F 9JA  41 Lothbury London EC2R 7HG

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## Terms

|                 |   |
|-----------------|---|
| Tenure:         | Leasehold                                       |
| Lease:          | Available by way of a sublease until March 2018 |
| Rent:           | On application                                  |
| Rates:          | Estimated at £24.47 pas pa 2017/18              |
| Service Charge: | £6.00 psf pax                                   |

## Amenities

- High ceilings
- Excellent natural light
- Open plan
- Outside terrace
- Perimeter trunking
- Air conditioned

### James Hendry, Associate Partner

📞 020 7025 1395  
✉️ jhendry@monmouthdean.com

### Jamie Quinn, Trainee Surveyor

📞 020 7025 8945  
✉️ jqinn@monmouthdean.com

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