

Lofty Office | Fully Fitted | Will do a 12 month term | 584 sq ft net | £4,750 pcm “all in”



Location

Noland House on Poland Street is situated on the eastern side of the street. Conveniently located a short walk away from Piccadilly Circus (Piccadilly and Bakerloo lines) and Oxford Circus (Central, Bakerloo and Victoria Line) and the new Crossrail Elizabeth Line at Tottenham Court Road/Dean Street. The property is perfectly located within a short walk to world class bars, restaurants, galleries and hotels such as BobBob Ricard, Folie, Bancone, Zedel, Cricket, The Soho Hotel, The Hirst Gallery - to name but a few. The immediate surrounding area is home to an exciting mix of occupiers, both internationally large & desirably small.

Description

Great Value and fitted! £4,750 per month (all in) ex VAT - will also entertain a 12 month term. Noland House is a post war Art-Deco style building with end of trip facilities, in the heart of Soho. This 584 sq ft second floor office offers a bright lateral workspace with high ceilings and demised board room, kitchenette and an open plan area desks for approx. 10-12 people. The space could be suitable for a variety of occupiers and currently offers a warehouse style aesthetic. Great low cost space for a company needing space for 10-12 (or less) and a boardroom.

Floor Areas


Floor	sq ft	sq m
2nd Floor	584	54.25
TOTAL (approx.)	584	54.25

*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.

Jason Hanley, Partner

 020 7025 1390 / 07904630154

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 June 2024

Part 2nd Floor, 12-13 Poland Street,
Soho, London W1F 8PU



FITTED OFFICE WITH HIGH CEILINGS & VIEWS | sq ft



Terms

Tenure:	Leasehold
Lease:	A sublease at £4,750 pcm (all in) for 12 months or a new lease direct from the Landlord at a new market rental.
Rent:	Based on £4,750 pcm "all in" the net rent is effectively £65.00 psf exclusive
Rates:	Estimated at £22.50 psf pax
Service Charge:	£10 psf pax (approx.)

Amenities

- Kitchenette
- Large passenger lift
- VRF comfort cooling
- Video entry phone
- Perimeter trunking
- Wood style flooring
- Exceptional natural light
- Superb views
- Showers
- Very central Soho location

Jason Hanley, Partner

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