15 Poland Street | Soho | W1

Poets Corner

Where work finds its rhythm | offices from 556 to 1,740 SQ.FT.



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The Building

It's said that there is poetry in everything. Even in an office.

From the morning rituals, to the hum of conversations, and the pause before an idea becomes a thought worth sharing. A workspace is the stage for ambition, collaboration and people moving in the same direction.

So will an office, help you blossom?

From the moment you arrive, you should feel at home. It should feel comfortable, warm and peaceful. This was our inspiration at 15 Poland Street. A current that draws you in, each step getting lighter towards your desk.

An office should feel like poetry in motion.

Good design flows through the building. Subtle. well executed. Minor details provide little pleasures from the herringbone flooring, to beautifully resolved kitchen design and original loft beams, recently exposed for the first time in generations, allowing architectural ancestry to shine through. Heritage transitioning to contemporary.

All of this, encapsulated in London's creative spiritual home - Soho, where artistry has flourished for many centuries.

Key Features

- Exceptionally designed offices
- Appealing for a self-contained HQ or multiple tenants
- High pitch ceiling with newly exposed architectural wooden beams (Third Floor)
- Ceiling heights:
  - 1st Floor: 2.91m
  - 2nd Floor: 2.55m
  - 3rd Floor: 3.07m
- Meeting rooms (Second Floor)
- Demised kitchenettes
- Contemporary demised cloakrooms
- Herringbone flooring
- Air-conditioning
- Period features
- Newly refurbished entrance hall
- Landmark Soho building with iconic mural











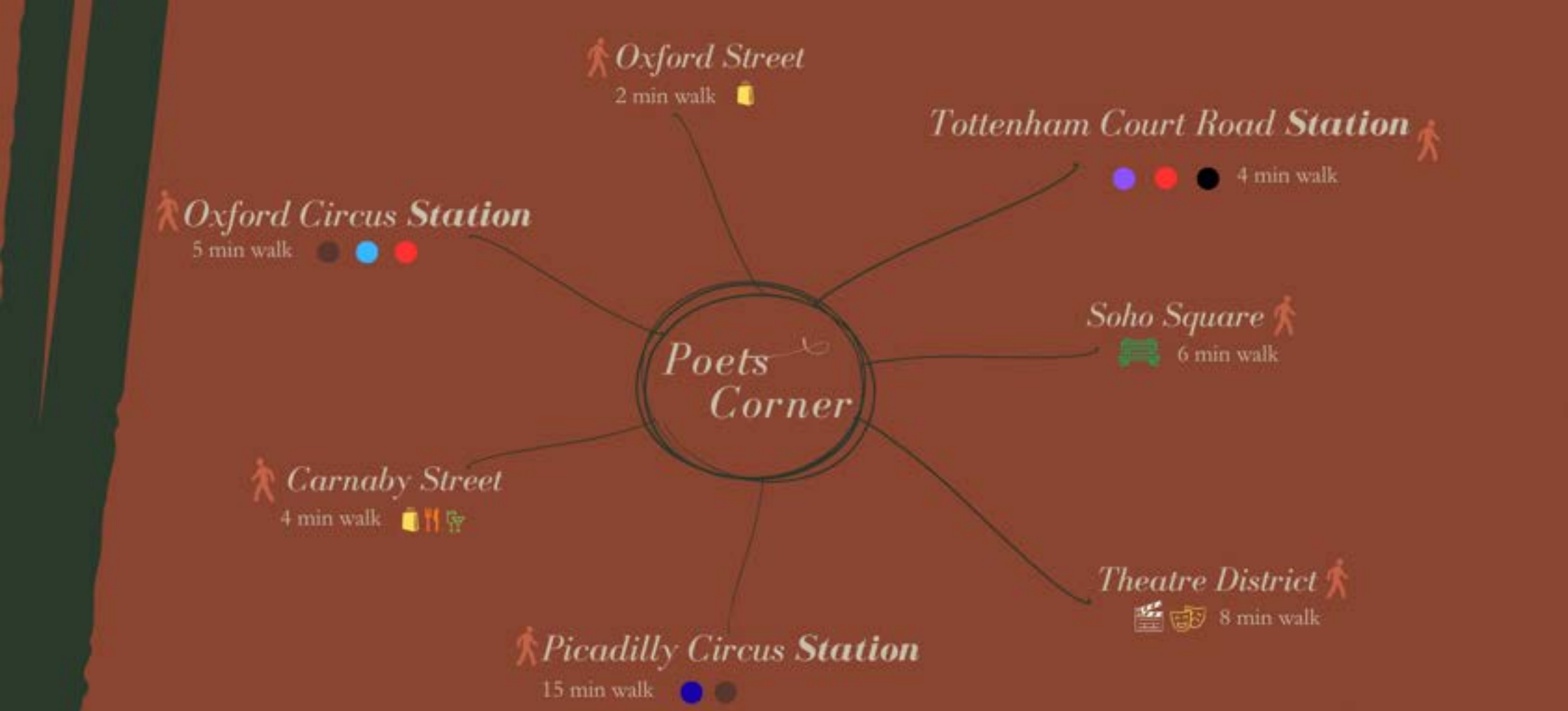












The Dining Scene

- Bubula
- Tamila
- Sucre
- Boccocino
- Mountain
- Impala

The Social Scene

- Kamara
- Disrepute
- House Party
- Mr Fogg's Hat Tavern
- Cahoots
- Flute

The Creative Scene

- Soho House
- The Photographer's Gallery
- Ronnie Scott's Jazz Bar
- Soho Theatre
- Berwick Street
- Foyles

The Wellness Scene

- SoulCycle
- Third Space
- Lumi
- Fitness First
- DAMU
- Barry's

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Pricing Schedule

Self-Managed:

This is your standard Landlord and Tenant relationship. You pay rent and service charge to the Landlord, and you control the rest.

Managed:

Whilst additional services can be bolted on, our proposed managed package just covers the core essentials, without the mark ups.

Basic Package:

- Utilities
- Cleaning
- Waste Collection
- Fibre
- IT Infrastructure
- Health & Safety
- M&E Costs
- Maintenance

Additional Services Available:

- CCTV monitoring
- Key holding + 3 Callouts a Year
- Security Patrol
- Out of Hours Service
- Visitor/Meeting Room Management System
- Full Concierge Service
- Snack Delivery

Fully Fitted & Furnished Self-Managed							*Fully Managed (PCM)*
Floors	*Size*	*Rent*	*Rates*	*Service Charge*	*Total*	*Monthly*	
Third Floor	556	£48,500.00	£10,857.50	£6,000.00	£65,357.50	£5,446.46	£6,604.79
Second Floor	565	£48,500.00	£13,950.50	£6,000.00	£68,450.50	£5,704.21	£6,881.29
First Floor	619	£53,000.00	£14,190.00	£6,500.00	£73,690.00	£6,140.83	£7,430.42
Entire Building	**1740**	**£150,000.00**	**£38,998.00**	**£18,500.00**	**£207,498.00**	**£17,291.50**	**£20,916.50**

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The pen or the paintbrush?

15 Poland Street is a genuine Soho landmark thanks to it's association to English Romantic Poet - Percy Bysshe Shelley and his commemorative blue plaque that remains on the building to this day.

His legacy was solidified in the late 80s thanks to Louise Vine's mural "Ode to the West End" which was inspired by one of his poems. The mural became an iconic Soho landmark. Whether you believe it is the pen, or the paintbrush that made it legendary, it's presence personifies Soho's artistic heritages.

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CUT TO

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