

TO LET - OFFICE

55-56A POLAND STREET

W1F 7NJ



Key Highlights

- 1,029 to 2,351 sq ft
- Air Conditioning
- Passenger Lift
- Wooden Parquet Flooring
- Refurbished Entrance Lobby & Common Areas
- New strip LED/ spot lighting
- New Teapoints
- Exposed Brickwork on the 4th Floor

SAVILLS West End
33 Margaret Street
London W1G 0JD
020 7499 8644
savills.co.uk



Description

The 4th and 2nd Floors have been comprehensively refurbished to a high quality specification, including new strip LED/spot lighting, air conditioning, wooden parquet flooring, new teapoints and refurbished private WCs. The entrance lobby and common areas have also been refurbished, and include a passenger lift.

Location

The building is located on the vibrant Poland Street in the heart of Soho, benefitting from fantastic connectivity. The property is within a short walking distance of Oxford Circus (Victoria, Bakerloo & Central Lines) and Tottenham Court Road (Elizabeth, Northern & Central Lines). There are a wealth of amenities within the immediate vicinity including some of the top eating, drinking and entertainment establishments.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
2nd	1,322	122.82	Available
4th	1,029	95.60	Available
Total	2,351	218.42	

Terms

Rent - £79.50 psf

Rates - £28.00 psf

Service Charge - £10.00 psf



Contact

Kate Miedzianowska-Sinclair

+44 (0) 207 535 2976

+44 (0) 7790 923 878

kate.msinclair@savills.com

Nikki Stoughton Harris

07815 032103

07815 032103

nikki.stoughtonharris@savills.com

George Brewster (Hanover Green)

020 3130 6412

07745 606874

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