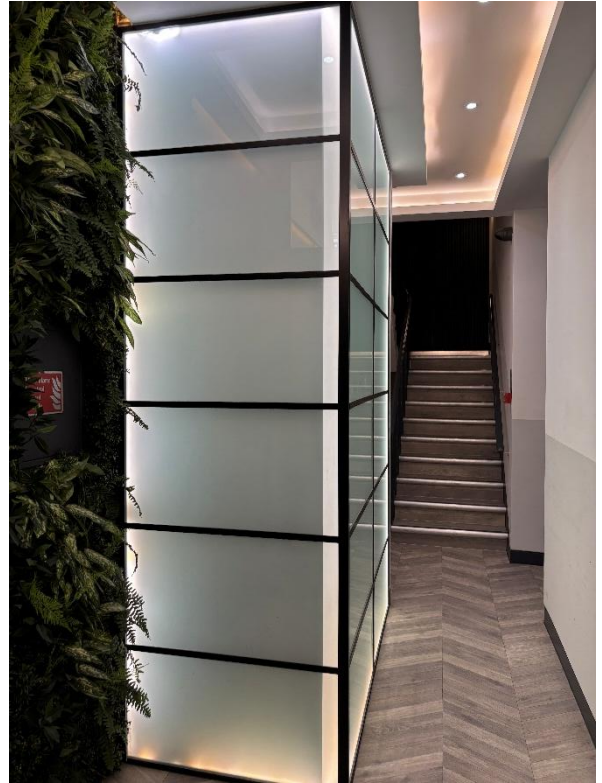


25-26 Poland Street

Soho, W1

1,276 s. ft available TO LET



Fully fitted 3rd Floor Office

For further information please contact:

Rob Skioldebrand
T: 07769 725 412

E: robertskioldebrand@brayfoxsmith.com

Harry Bray-Smith

T: 07345 600 278

E: harrybraysmith@brayfoxsmith.com

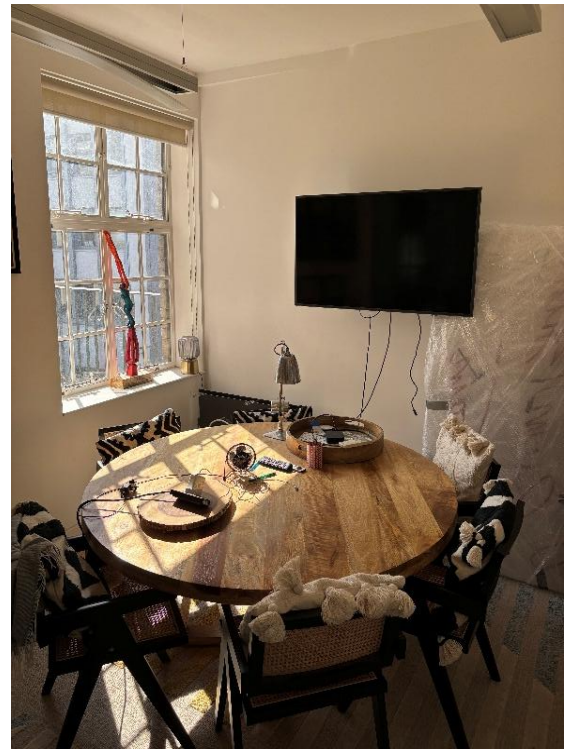
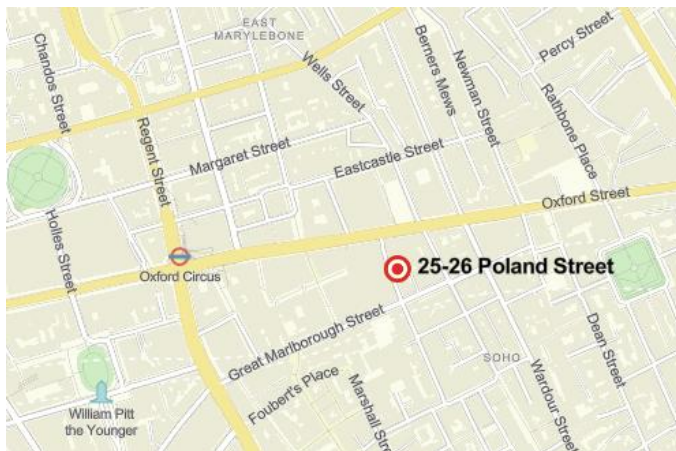
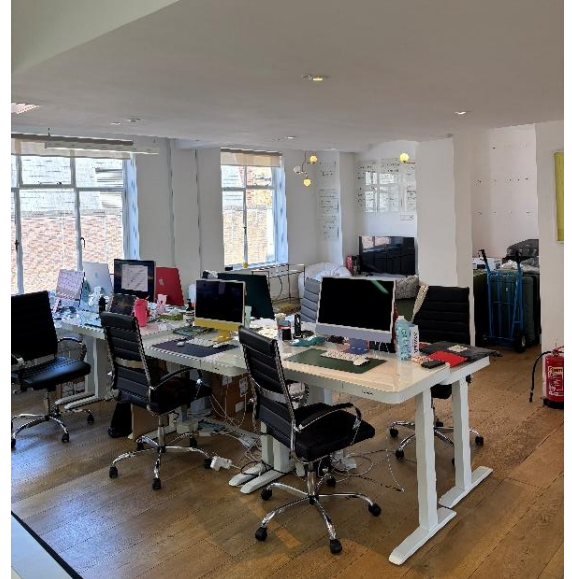
25-26 Poland Street, Soho, W1

Description

The available unit provides a fully fitted office space available on the third floor of 25-26 Poland Street, Soho.

Location

Poland Street is located in central Soho, an area full of some of the most vibrant restaurant and entertainment amenities in London. Oxford Circus (Bakerloo, Central and Victoria) underground entrance is situated 0.2 miles away from the subject property, approximately a 2-minute walk. Piccadilly Circus (Piccadilly and Bakerloo) underground entrance is situated 0.4 miles away from the subject property, approximately an 8-minute walk.



Accommodation

Floor	Sqft
3 rd	1,276

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25-26 Poland Street, Soho, W1

Specification

- Comfort Cooling
- LED lighting
- Automatic passenger lift
- Perimeter trunking
- 1 x 4-person meeting room
- 1 x telephone booth
- Terrace
- Demised WCs
- Kitchenette
- Breakout area
- Cycle storage

Terms

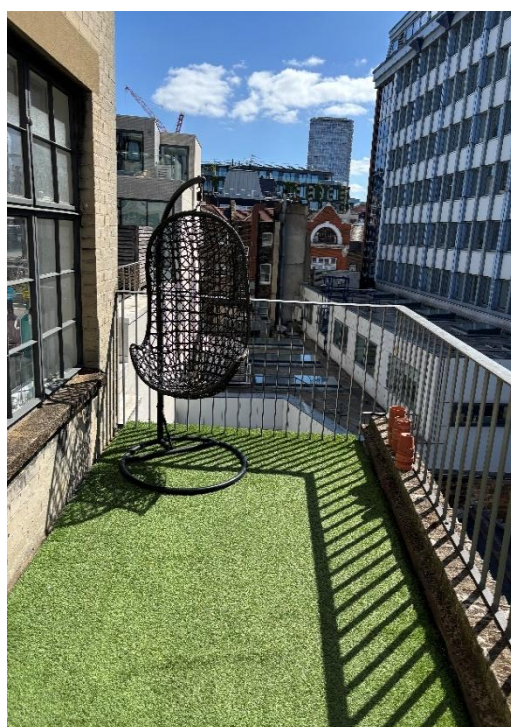
Available by way of an assignment of the existing lease, expiring in August 2027, or a new co-terminus sublease. Alternatively, a new lease is available direct from the landlord, for a term by arrangement. Passing rent: £66,990 per annum (£52.50 per sq ft).

Business Rates

£25.02 per sq ft

Service Charge

TBC



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