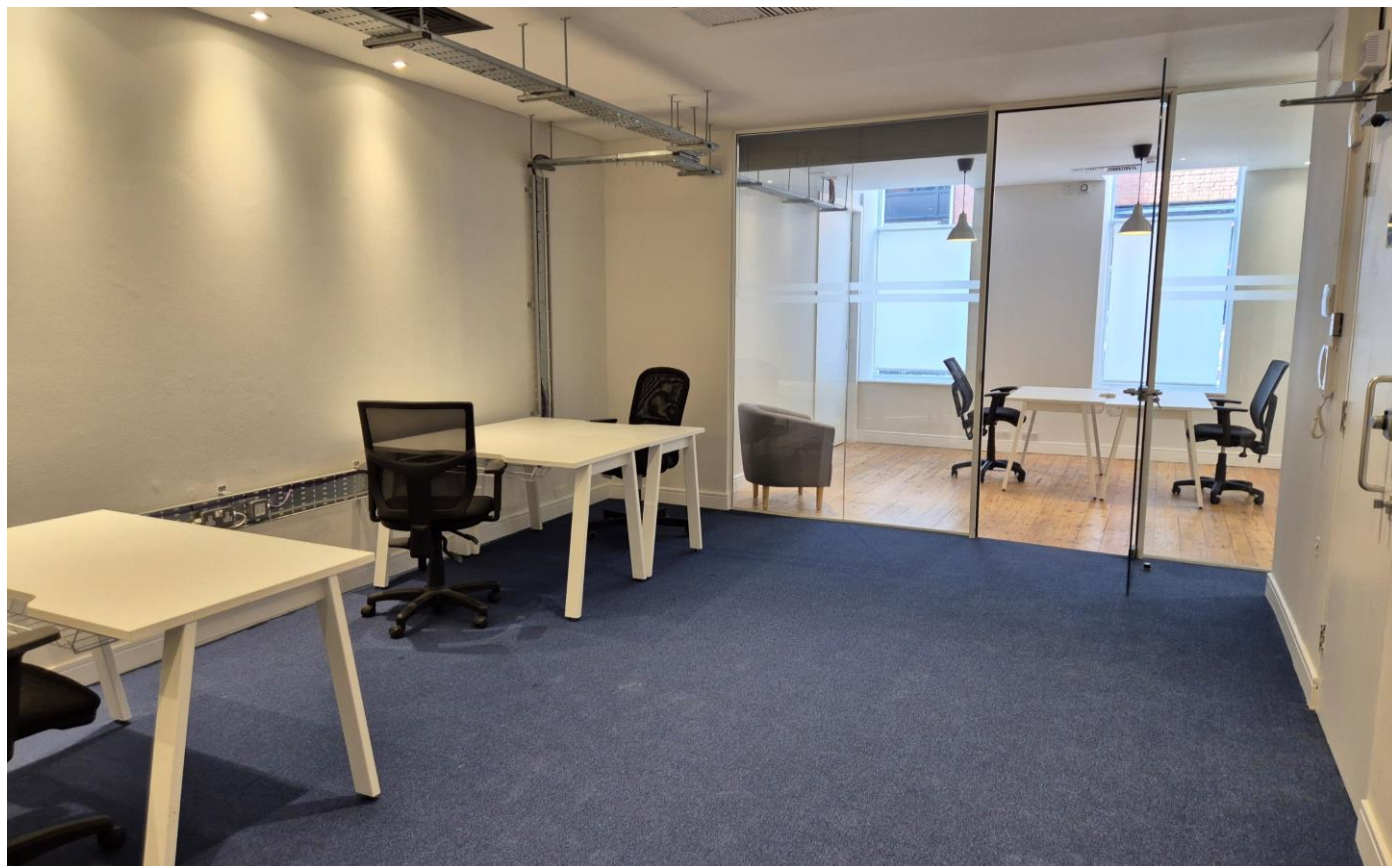


GROUND FLOOR OFFICE TO LET | 906 sq ft



### Location

Located on the east side of vibrant Poland Street this property is ideally located in central Soho, an area full of the best restaurants and entertainment amenities. It is well served by public transport - Oxford Circus (Bakerloo, Central and Victoria Lines), Tottenham Court Road (Central and Northern Lines) and Piccadilly Circus (Bakerloo and Piccadilly Lines) each being within walking distance.

### Floor Areas

Floor	sq ft	sq m
Ground Floor	906	84
TOTAL (approx.)	906	84

\*Measurement in terms of NIA


### Description

The ground floor has recently been refurbished to a high standard and offers well proportioned front and rear working areas, with a good quality glazed meeting room to the front of the suite. The space benefits from air cooling units and is available furnished if required.

#### 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.

Ray Walker, Partner

 07747 777144

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.

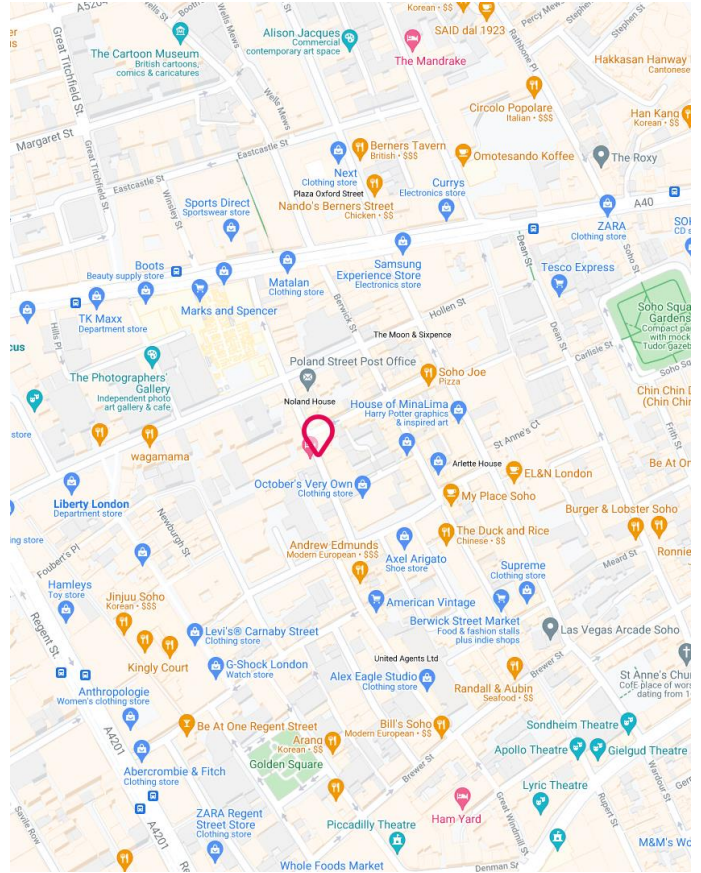
Subject to Contract September 2024

# 7 Poland Street

Soho, London, W1F 8PU



GROUND FLOOR OFFICE TO LET | 906 sq ft



## Terms

Tenure:	Leasehold
Lease:	A new lease from the Landlord
Rent:	£65.00 psf
Rates:	Estimated at £27.87 psf (2024/25)
Service Charge:	Approximately £10.81 psf
EPC Rating:	TBC

## Amenities

- Air cooling units (not tested)
- Stripped wooden flooring (part)
- Skylights to the rear
- Excellent location
- Cable management
- Mix of traditional and modern design

Ray Walker, Partner

📞 07747 777144

✉️ [rwalker@monmouthdean.com](mailto:rwalker@monmouthdean.com)

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