

Letting Summary

**25-26 Poland Street, Soho, W1**



**1,122 sq ft – 2,526sq ft Available**



**Newly refurbished semi-fitted CAT A offices**

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# Letting Summary

## 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, giving an estimated walking time of 4 minutes. Piccadilly Circus (Piccadilly and Bakerloo) underground entrance is situated 0.4 miles away from the subject property, with an estimated walking time of 8 minutes.

## Description

The available units provide refurbished and part fitted office accommodation over first and fourth floors. The building itself is situated in Soho, one of London's most desirable and creative commercial areas.



## Specification

- Newly refurbished reception and floors
- Raised floors
- Comfort Cooling
- Passenger Lift
- Fitted kitchenettes
- Demised male and female WCs and showers
- Intercom entry system
- Fibre connectivity

## Terms

A new lease available direct from the Landlord.

## Rent

On Application

## Service Charge

£4.19 per sq ft

## Business Rates

£23.55 per sq ft

Floor	Sq m	Sq ft
First	130.44	1,404
Fourth	104.24	1,122

