

# 63 POLAND STREET

## SOHO W1F 7NY

1,721 SQ FT

EDWARD CHARLES  
& PARTNERS W1  
CHARTERED SURVEYORS



### NEWLY REFURBISHED OFFICES AVAILABLE IN SOHO...

63 Poland Street has a new, exposed VRF air conditioning system with suspended LED lighting combined with outstanding floor to ceiling heights and a corner aspect creates an office environment of volume and light.

The 1st and 2nd floors are equally proportioned providing 1,700 sq ft of space accessed by way of a passenger lift. Refurbished WCs are located in the common parts.

Comprehensively refurbished	New air- conditioning	New LED Lighting
Good floor to ceiling heights	Passenger lift	New WCs in common parts





## LOCATION

Located in the very heart of Soho, at the junction of Broadwick Street and Poland Street, this prominent corner building is close to some of the West End's varied and vibrant dining and shopping outlets.

## TRANSPORT

- Oxford Circus Underground Station (7 min walk) Bakerloo, Central & Victoria Lines
- Piccadilly Underground Station (7 min walk) Piccadilly & Bakerloo Lines
- Tottenham Court Road Station (9 min walk) Central & Northern Lines (Crossrail - Comin Soon - Elizabeth Line)

FLOOR	SIZE (SQ FT)	RENT (PSF)	RATES (PSF)	SC (PSF)	AVAILABILITY
2nd	872				Available
1st	849				Available
Total	1,721 sq ft	£75.00	£24.81	£5.63	—

TENURE	Leasehold	EPC	D - 95
LEASE	Available by way of a new lease direct from the landlord.		

## VIEWING

Strictly by appointment through landlord's joint sole agents:

Edward Charles & Partners 020 7009 2300	Mark Phillips mphilips@edwardcharles.co.uk	Katie Dart kdart@edwardcharles.co.uk
Cooper Chen 020 7486 3171	Fred Chen fred@cooperchen.co.uk	

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