

TO LET
OFFICE (B1) PREMISES
57 POLAND STREET, LONDON, W1F 7NW



2nd Floor - 527 SQ. FT. (49 SQ. M.)
(4th Floor - 536 sq. ft. also available)

LOCATION (GOOGLE MAPS [LINK](#))

This property is located in the heart of Soho on the northern side of Poland Street between junction of Poland Street and Broadwick Street to the west of Soho Square. The property benefits from good transport links with Oxford Circus, Tottenham Court Road and Piccadilly Circus Underground Stations within walking distance. Soho is internationally prominent for its association with the media industry and the area is well served by the retail utopia of Regent Street and Carnaby Street.

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Misrepresentation Act 1967. These particulars are intended only to give a fair description of the property and do not form the basis of a contract or any part thereof. These descriptions and all other information are believed to be correct but their accuracy is in no way guaranteed.

DESCRIPTION

The office is situated on the second floor comprising open plan space of approximately 527 sq. ft, benefiting from wood flooring, ceiling hung lighting, wall mounted radiators, entry phone system, demised WC's and a kitchenette.

LEASE

Option 1: Assignment of the current lease expiring on 23rd June 2022 at a passing rent of £30,000 per annum exclusive OUTSIDE the provisions of the 1954 Landlord & Tenant Act.

Option 2: A sublease is available for a term to expire no later than June 2022, at a rent to be agreed. .

POSSESSION

Upon completion.

LEGAL COSTS

Each party is to be responsible for their own legal costs.

EPC

Available upon request.

FINANCIALS

Area	Soho
Size (sq. ft.)	527
Quoting Rent (p.a.) excl.	£30,000
Estimated Rates Payable (p.a.)	£11,907
Service Charge (p.a.)	£516
Estimated Occupancy Cost (p. a.)	£42,423

In regard to business rates please be aware that these are estimated figures and should not be relied upon as such. All interested parties are advised to make their own enquires.

AMENITIES

- Kitchenette
- Demised WC's
- Ceiling hung lighting
- Wall mounted radiators
- Entry phone system



VIEWINGS:

Strictly through Robert Irving Burns.



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