

25 & 26 POLAND STREET

SOHO, W1

NEWLY REFURBISHED TOP FLOOR OFFICE SUITE TO LET – 836 SQ FT

STYLISH OFFICE SUITE TO LET ON SECOND FLOOR – 1,300 SQ FT



25 & 26 POLAND STREET



Location



Overview

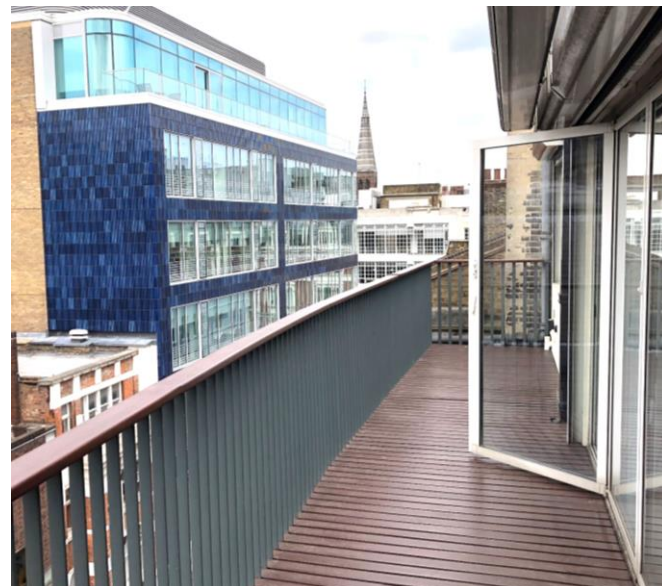
Business rates: c.£23.00 per sq ft (c.£19,228 pa)
Service charge: £4.19 per sq ft (£3,500 pa)
Lease: The space is available by way of a new FRI Lease contracted outside the Landlord & Tenant Act 1954 and for a term by arrangement direct from the landlord.

Floor	Area Sq Ft	Area Sq M	Status	Rent (£ psf)
5 th	836	77.7	Available Now	78.50
2 nd	1,300	120.8	Available Now	67.50

Summary Specification

- Newly refurbished 5th floor
- Large terrace on 5th floor
- Fitted kitchenettes on both floors
- Demised W/C on both floors
- Excellent natural light
- Perimeter trunking
- Intercom entry system
- Shower facilities on both floors
- 4 x person lift
- Central heating
- Comfort cooling units
- LED lighting
- Feature skylight on 5th floor
- Fitted meeting room & office on 2nd floor
- Good ceiling height on both floors
- EPC - D

5th Floor



2nd Floor





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