



8-10 Pollen Street, London, W1S 1NG

To Let | 2,193 sq ft

Characterful and high quality CAT A+ floor in an exclusive Mayfair location. Available on a traditional or managed basis.

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8-10 Pollen Street, London, W1S
1NG

Summary

- Rent: £130 per sq ft Also available on a fully managed basis for £260.00 per sq ft
- Business rates: £54.79 per sq ft based on 2026 valuation
- Service charge: £23.04 per sq ft
- Lease: New Lease

Further information

- [View details on our website](#)

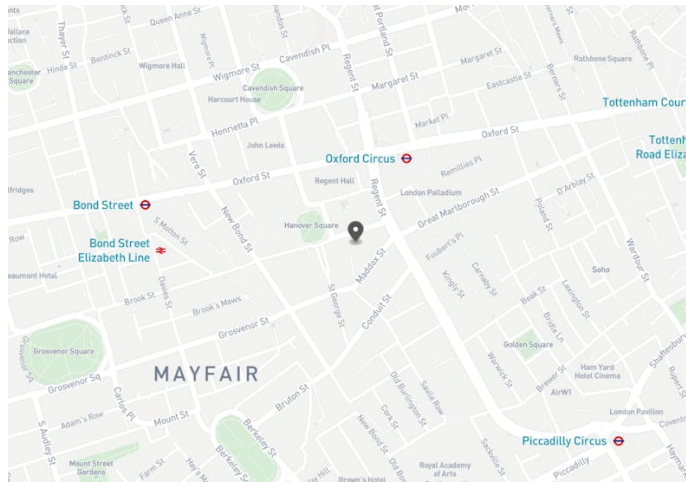
Contact & Viewings



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Key Points

- High spec CAT A+ fit out
- Available on a traditional or managed basis
- Floor to ceiling height of 2.72m
- Characterful floor with exposed brick
- Flat MF ceiling with architectural linear lighting
- Newly remodelled office building
- Underfloor heating, cooling and fresh air system
- Excellent natural daylight
- Mayfair location

Description

8-10 Pollen Street is a newly developed office building in prime Mayfair and in close proximity with Soho, with the 2nd floor currently available which comprises 2,193 sq ft of CAT A+ accommodation.

Defined by a characterful exterior situated in a unique pedestrianised street, the expressive office interiors and floor plates have been designed to optimise occupational efficiency, 8-10 Pollen Street is a catalyst for growth.

Location

8-10 Pollen Street is just a four-minute walk from Bond Street and Oxford Circus stations, with access to the Elizabeth line and multiple tube lines offering enhanced connectivity. Hanover Square, one minute away, has been transformed with modern

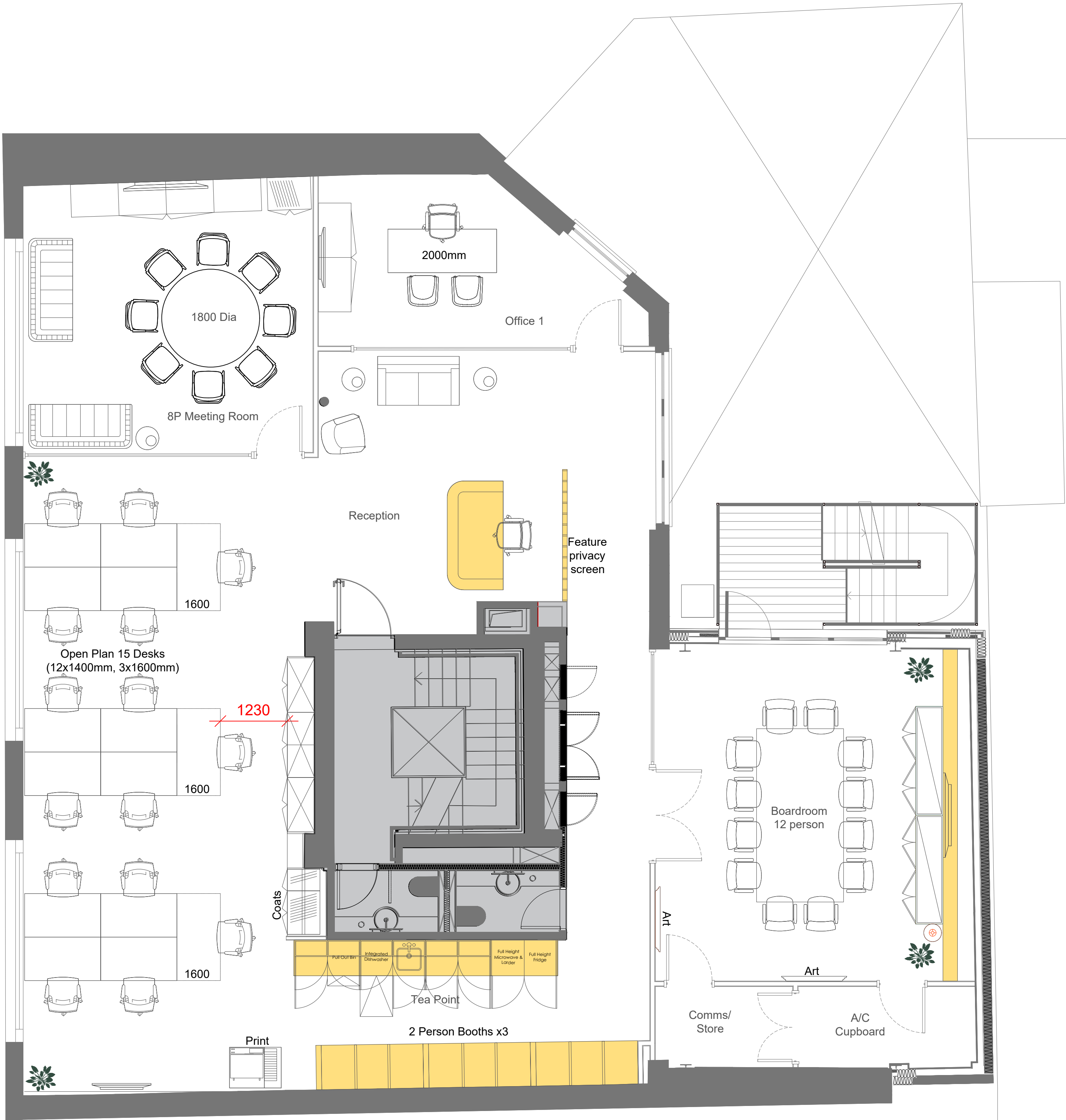
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Accommodation

Name	sq ft	sq m	Availability
2nd	2,193	203.74	Available
Total	2,193	203.74	







FOR COMMENT	
A: APPROVED	☐
B: APPROVED WITH COMMENT	☐
C: INFORMATION	☒
D: CONSTRUCTION	☐
E: AS BUILT	☐
CLIENT SIGNATURE: _____	

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Standard Instructions
A: All dimensions to be verified on site & any discrepancies on the drawings or divergence between drawings to be immediately reported to the Project Manager before putting the work concerned in hand, fabricating the work or preparing shop drawings.
B: Work to figured dimensions only (except where full size details are provided).
C: Do not vary any work shown on the drawings without obtaining prior approval from the project Manager or Designer.
D: Any additional information required should be requested from the Project Manager or Designer before commencement of work on site.

GENERAL ARRANGEMENT	
P1	NEW NON FIRE RATED STUD PARTITION, RAISED FLOOR TO UNDERSIDE OF CEILING. 100MM THICK PARTITION TO CONSIST OF 50MM METAL STUD WITH 2 LAYERS OF 12.5MM PLASTERBOARD EITHER SIDE WITH 30mm ROCKWOOL ACOUSTIC INFILL, PLASTERBOARD TAPED & JOINTED READY TO RECEIVE DECORATION.
P2	NEW NON FIRE RATED STUD PARTITION, RAISED FLOOR TO UNDERSIDE OF CEILING. 75MM THICK PARTITION TO CONSIST OF 50MM METAL STUD WITH 1 LAYER OF 12.5MM PLASTERBOARD EITHER SIDE WITH 30mm ROCKWOOL ACOUSTIC INFILL, PLASTERBOARD TAPED & JOINTED READY TO RECEIVE DECORATION.
G1	NEW SINGLE GLAZED PARTITION SYSTEM, RAISED FLOOR TO UNDERSIDE OF CEILING. 25x25MM ALUMINIUM CHANNEL PARTITIONING FRAME (COLOUR RAL9005) WITH DRY/SILICON JOINTED GLAZING (10-12MM THICKNESS DETERMINED BY HEIGHT).
	SOLID SINGLE SWING DOOR WITH ALUMINIUM FRAME
	DOOR NUMBER - SEE DOOR SCHEDULE FOR MORE INFORMATION
	JOINERY
	FURNITURE

Revision	Description	Date	By
LOOP 360 LTD 10 Stephen Mews London W1F 1AG Tel: +44 (0) 20 3772 6000 www.loop360.co.uk			

Client Name:
HUDSON PACIFIC PROPERTIES

Project Address:
8-10 POLLEN STREET, LONDON

Drawing Title:
**PROPOSED GENERAL ARRANGEMENT
LEVEL 2 - OPTION 1**

Drawing Scale:	Drawn By:	Date Created:
1:50 @ A1	SH	05.02.25

Project Number	Floor Number	Drawing Type	Revision
3454	02	PGA	-