

Pollens

2,193 sq ft of CAT A+ Mayfair workspace available now. An additional 2,047 sq ft coming soon.



Pollen8

8 Pollen Street is a recently developed office building. Level two is currently available on a CAT A+ basis. Level three is coming late 2026.

This managed building has become a thriving community that accommodates the ambitions of modern, progressive business.

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, Pollen8 is a catalyst for growth.

Summary specification

- 2,193 sq ft of CAT A+ workspace on level two
- 2,047 sq ft of CAT A+ workspace on level three, available late 2026
- Flat MF ceiling with architectural linear lighting
- Floor to ceiling height of 2.72m
- Demised and communal WCs
- Highest quality fixtures, fittings and finishes
- Distinctive characterful façade with large windows
- Excellent natural daylight
- One passenger lift



Level two - CAT A+ workspace



Level two - CAT A+ workspace





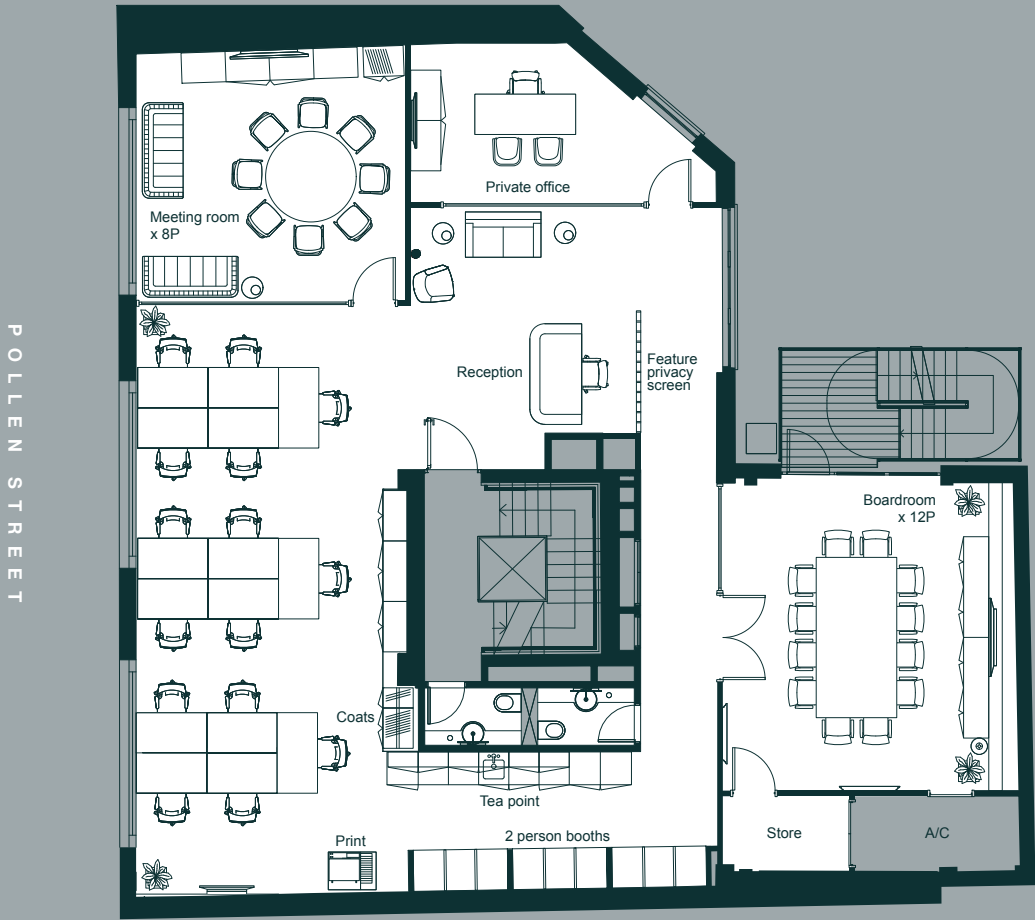
Level two - CAT A+ workspace



Level two boardroom

Second floor __AVAILABLE

Net internal area	2,193 sq ft __203.7 sq m
Desks	15
12 person Boardroom	1
8 person Meeting room	1
Private office	1
Reception	1
Total workpoints	16
Occupational density	1:12 sq m



Third floor __COMING SOON

Net internal area	2,047 sq ft __190.1 sq m
Desks	8
12 person Boardroom	1
6 person Meeting room	1
Executive office	1
Total workpoints	9
Occupational density	1:21 sq m



MANAGED SERVICES

Whether you require CAT A, CAT A+ or fully managed workspace, everything is taken care of, from operations and connectivity to comfort and compliance.

SMOOTH OPERATIONS

- __ Reactive repairs
- __ Planned preventative maintenance
- __ Compliance records
- __ Out-of-hours cleaning
- __ Keyless access

PLUG IN, POWER UP

- __ 250mb broadband
- __ 24/7 network monitoring
- __ Scalable upgrades
- __ Quality workstation
- __ Furniture options

FEEL-GOOD WORKING

- __ Bean-to-cup coffee
- __ Tea points
- __ Milk, plus alternatives
- __ Range of fruit and snacks
- __ Internal planting
- __ Crockery
- __ Waste provision

TAILORED EXTRAS

- __ Enhanced security
- __ Bespoke AV
- __ TVs/monitors
- __ Docking stations
- __ Print systems
- __ Ipads (optional)
- __ Furniture options
- __ Coffee machines

Core Services

1.0 FACILITIES MANAGEMENT

Reactive Maintenance & Repairs
Regular maintenance schedules and prompt repair services in line with SLAs.

Planned Preventative Maintenance

Weekly, monthly & annual preventive tasks to maintain compliance and best practice in relation to fire, core infrastructure services and general health & safety.

Risk assessment & method statements (RAMS)
To cover all maintenance and H&S activities (one-off).

HVAC maintenance where tenant obligation (monthly/quarterly).

Cleaning Services

Out of hours cleaning Monday-Friday, consumables & waste management.

Access Control

Keyless entry to demise with access card.

2.0 HEALTH & SAFETY COMPLIANCE

Provision of onsite detailed planned preventative maintenance and accompanying working documents Health and Safety / Facilities documents digitally available to lead tenants: e.g Fire & Water Management.

Annually: Fire Extinguisher Maintenance, Sprinkler System Checks, Fire Risk Assessment Review

6 Monthly: Fire System Check, L8 Test, HVAC checks & servicing (where applicable)

Monthly: Checks including fire extinguishers, water temperatures & emergency lighting tests

3.0 NETWORK MANAGEMENT

250Mb broadband as standard - (additional bandwidth available to purchase) We pass on the overall SLA of our ISP for Internet circuit issues 24/7 NOC monitoring on the circuits by the ISP should an issue arise they will log a ticket and begin working on the issue automatically

4.0 FF&E

Office Furniture

Provide upto max. occupancy per sqft number of workstations as standard

Meeting Room Furniture

Tables, chairs & other ad-hoc furniture

Kitchen/Teapoint

Provide adpt standard bean to cup coffee machine, crockery & cutlery equal to max. occupancy + 20% as well as kettle if no Billi/zip tap fitted. Bins also to be proved - recyling and general

5.0 CONSUMABLES

Coffee

Beans for machine (fair usage 2 x cups per person per day) plus decaf instant

Tea

English breakfast, decaf english bfast, peppermint and green tea (50% max.occupancy)

Milk

Semi-skimmed milk + 3:1alternative based on client preference.

Fruit

Bananas, apples & clementines provided as standard (2 pieces of fruit per person per day at 70% max.occupancy)

Snacks

Borders biscuits provided as standard (1 per person per day at max.occupancy)

6.0 LANDSCAPING

Landscaping arrangements.

Optional Services

1.0 SECURITY

CCTV covering the entrance and exit doors and recording locally to an on-site Network Video Recorder and accessible via to the cloud. Key holding and guarding service.

2.0 FF&E

Meeting Room Furniture -

Additional Tables, chairs & other ad-hoc furniture can be procured/provided as additional service unless otherwise agreed within lease.

AV

TVs, VC systems, monitors and booking system iPads can be procured/provided as additional servies unless otherwise agreed within the lease.

IT Hardware

Monitors, docking stations, printers & other IT hardware can be procured / provided as an additional service.

Coffee Machine

Option to upgrade from standard coffee machine.

3.0 CONSUMABLES

Bespoke fruit, snacks and refreshments in line with agreed weekly/monthly budget agreed with tenant

4.0 LANDSCAPING

Bespoke landscaping arrangements agreed with the tenant.

Location

8 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 offices, hotels and a landscaped pedestrianised environment.

Situated in prime Mayfair on Pollen Street, 8 Pollen Street is in a discreet yet characterful location. It's minutes from New Bond Street's luxury fashion and Savile Row's renowned tailors – capturing the elegance of 'cool Mayfair.'

Nearby Soho adds vibrancy, offering 24/7 energy, creativity and cultural diversity.



01. John Lewis

02. Delvaux London

03. Manthan

04. Church's London

05. Umu

06. Sotheby's

07. Burberry

08. Louis Vuitton

09. Cecconi's

10. Sabor

11. Sotheby's Coffee Bar

12. The Windmill

13. Sketch

14. Mary's

15. Apple Store

16. Nike Town

17. The Oxford Market

18. Chishuru

19. Côte Brasserie

20. Inca London
21. London Palladium

22. Aqua Spirit

23. Liberty

24. Dishoom

25. Ain't Nothin But The Blues Bar

26. The White Horse

27. Hamleys

28. Frescobaldi

29. Cirque Le Soir

30. Kingly Court

31. Cahoots

32. Be At One

33. Nopi

34. Bob Bob Ricard

Soho Theatre_Top Left
One of many theatre, cabaret, comedy or music venues that have launched a thousand careers.

New Bond Street_Top Right
Unrivalled, the world's most luxurious shopping street.

Sketch_Bottom Left
A Michelin starred, destination restaurant for food, drink and art.

Savile Row_Bottom Right
Famously known the world over for fine tailoring, Savile Row has been following these exalted traditions for nearly 300 years.



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