



Tuckerman

15 Poland Street, London,
W1F 8PR

OFFICE TO RENT
1,655 SQ FT

tuckerman.co.uk
020 7222 5511



Amenities

Excellent Transport Links

Shower

Air conditioning

Great Natural Light

Underfloor Trunking

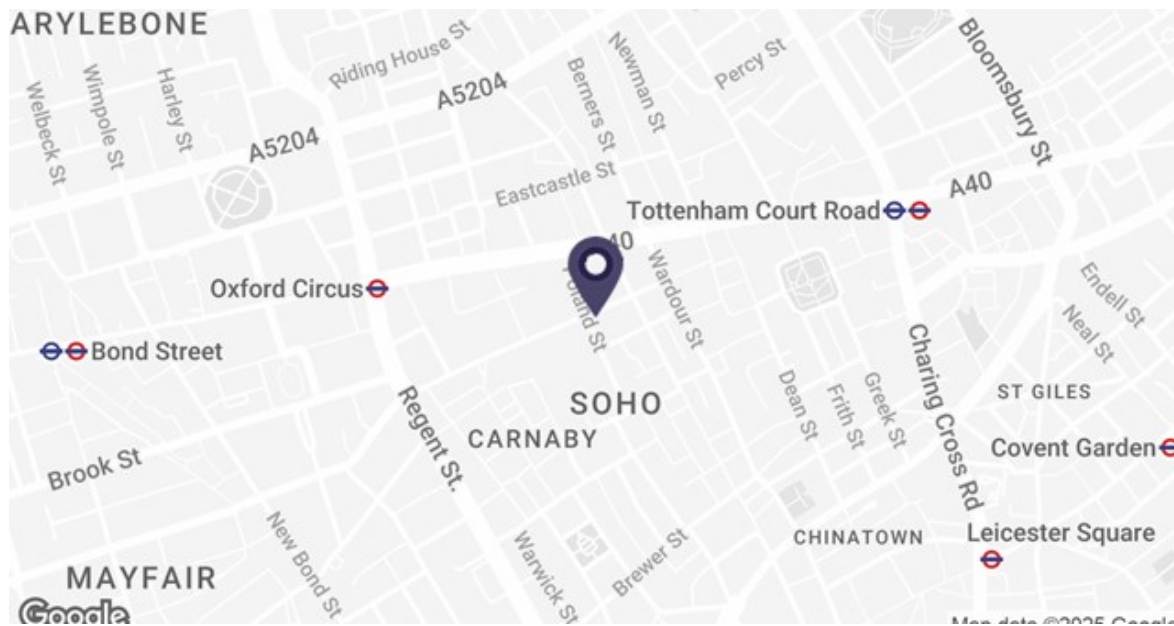
Plentiful staff amenity on your doorstep



Accommodation

Unit	Size (PSF)	Rent (PA)	Bus. Rates (PA)	Srv. Charge (PA)	Total Cost PA
3rd	558				
2nd	550				
1st	547				
TOTAL	1,655	£100,000	£45,313.90	N/A	£145,313.90

*all figures are approximate and exclusive of VAT



Description

Self Contained Offices In The Heart Of Soho

15 Poland Street provides 1,655 sq ft of self-contained office accommodation nestled within the heart of Soho. The available accommodation is arranged across the 1st, 2nd and 3rd floors. The premises have been refurbished to provide open plan offices on all floors in addition to WC and shower facilities. The premises benefit from air conditioning and heating. Each of the floors are partially furnished with great levels of natural light and are accessed via a timber staircase. In addition, the premises provides timber sash windows with secondary glazing, underfloor trunking, and LED lighting throughout.

The property is located on the eastern side of Poland Street, at its junction with Noel Street within the heart of Soho. The area benefits from excellent transport links, with Oxford Circus Underground Station being located to the west, Tottenham Court Road Underground Station located to the east and Piccadilly Circus located to the south. Numerous bus routes pass along Oxford Street to the north and Regent Street to the west, thus affording easy access into the City and West End.

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Further Information

Lease Information

Available by way of a new lease on terms to be agreed.

Rent

£100,000 per annum.

Rates

£45,313.90 per annum.

Scott Fisher

Tuckerman

07890 572225

sfisher@tuckerman.co.uk

Service Charge

N/A.

EPC

Available on request.

Jade Henson-Amphlett

Tuckerman

07921 452727

jhensona@tuckerman.co.uk

Anti-Money Laundering

If applicable, a successful purchaser/tenant will be required to provide the usual information to satisfy AML requirements when Heads of Terms are agreed.

Subject to contract. Tuckerman for themselves and the vendor of this property give notice that these particulars do not form, or form part of, any offer or contract. They are intended to give fair description of the property and whilst every effort has been made to ensure their accuracy this cannot be guaranteed. Any intending purchaser must therefore satisfy themselves by inspection or otherwise. Neither Tuckerman nor any of its employees, has any authority to make or give any further representations or warranty whatsoever in relation to this property. All prices and rents quoted are net of vat.