

NEWLY REFURBISHED MEDIA STYLE SOHO OFFICE FLOOR TO LET

29 POLAND STREET SOHO, W1

648 SQ FT APPROX

LOCATION

The property is located on the east side of Poland Street, just north of the junction with Noel Street. Oxford Circus and Tottenham Court Road underground stations are nearby.

ACCOMMODATION

Comprises a self-contained **second floor** office suite which has an approximate net internal floor area of **648 sq.ft.**

FEATURES

Solid wood floor

Perimeter trunking

Video entry phone

Plaster ceilings

Private WCs

Kitchenette

Independent heating

LED lighting

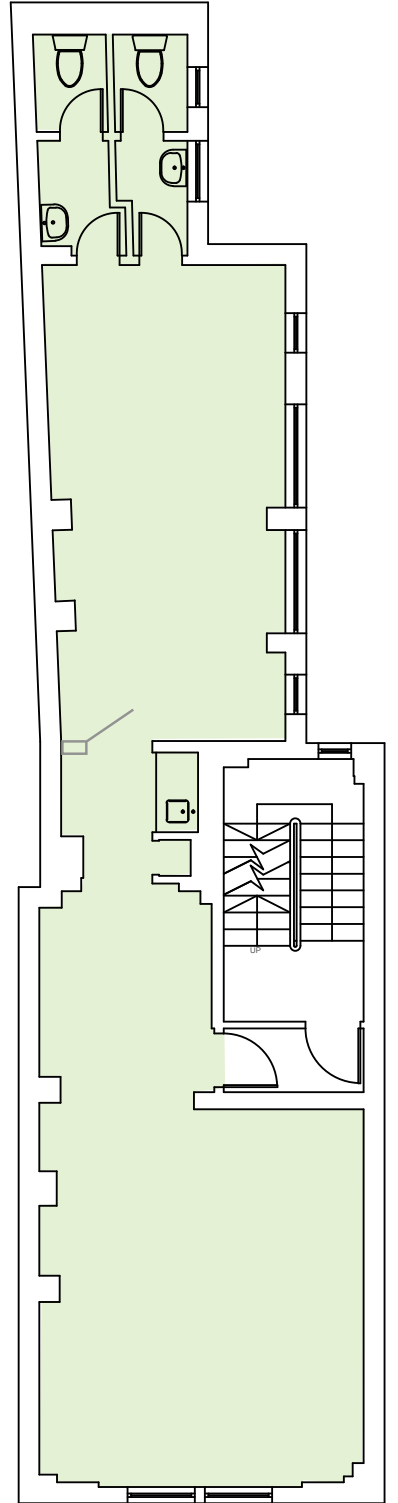
NB: FURNITURE CAN BE MADE AVAILABLE BY SEPARATE NEGOTIATION.

Braham Good

SURVEYORS & COMMERCIAL
PROPERTY CONSULTANTS

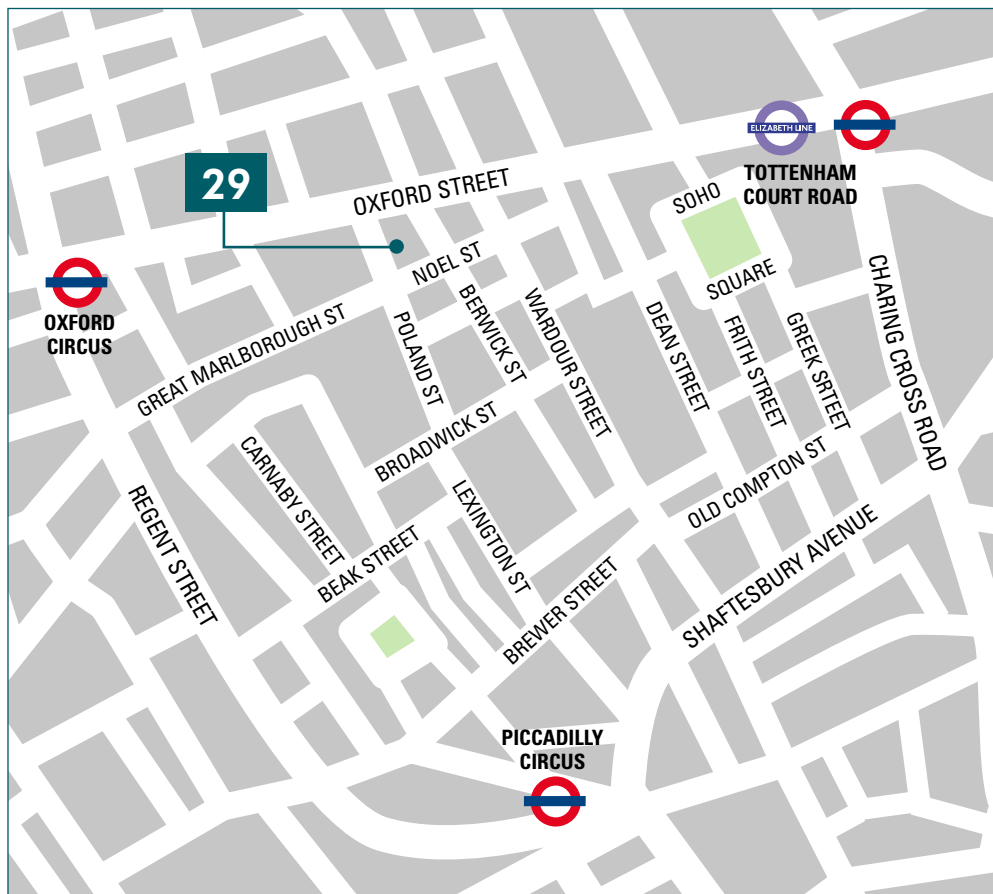
020 7935 1653
www.brahamgood.co.uk





NOT TO SCALE.
FOR IDENTIFICATION PURPOSES ONLY.

29 POLAND STREET, SOHO, W1



LEASE

A new effective full repairing and insuring lease for a term by arrangement. The lease is to be contracted outside the security of tenure and compensation provisions of the Landlord and Tenant Act 1954.

RENT

£57.50 per annum exclusive.

VIEWING

Please contact joint sole letting agent.



ANDREW ROSEN
07966 138816
arosen@brahamgood.co.uk

BUSINESS RATES

The RV for the 2nd floor is £31,750 which for the current financial year 2025/26 would equate to rates payable of approximately £24.50psf. Prospective occupiers are advised to verify this information themselves.

SERVICE CHARGE

Approximately £5.50 per sq. ft. inclusive of insurance.

EPC

C58.

BLUEBOOK **OLLIE PARDOE**
07748 626103
GEORGE KNOWLES
07565 502931

IMPORTANT NOTICE

These particulars are provided as a general guide only and do not form part of any offer or contract. No representation or warranty is given and interested parties should satisfy themselves as to the accuracy of all information provided. (October 2025)