

* Newly Refurbished *



HARRISON LEGGETT

Preliminary Details

38 POLAND STREET
LONDON W1

2ND FLOOR OFFICE SUITE TO LET

558 SQFT (51.83 SQM)



16 Ingestre Place, London W1F 0JJ

0203 384 6130

MISREPRESENTATION ACT 1967 The particulars are believed to be correct, but accuracy cannot be guaranteed and they are expressly excluded from any contract.



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Location

The building is in the heart of Soho, an area famous for restaurants and amenities. Both Oxford Circus and Tottenham Court Road Underground stations are within short walking distance.

Property Description

Comprising a suite of offices on the **SECOND FLOOR** providing **558 sq ft NIA (51.83 sq m)**

AMENITIES

- **Newly Refurbished and Decorated**
- **New Comfort Cooling/ Heating**
- **New LED lighting**
- **Wood Floors**
- **New WC's**
- **Tea Point**
- **Good Natural Light**

Rent

£ 47.50 per sq ft p.a. exclusive

Lease

New FRI Lease for a term by arrangement.

Business Rates

RV: £28,750 Payable approx. £14,345

Interested parties should verify the figures above for themselves with the local authority or by referring to www.voa.gov.uk

Service Charge

TBC

EPC

On application.

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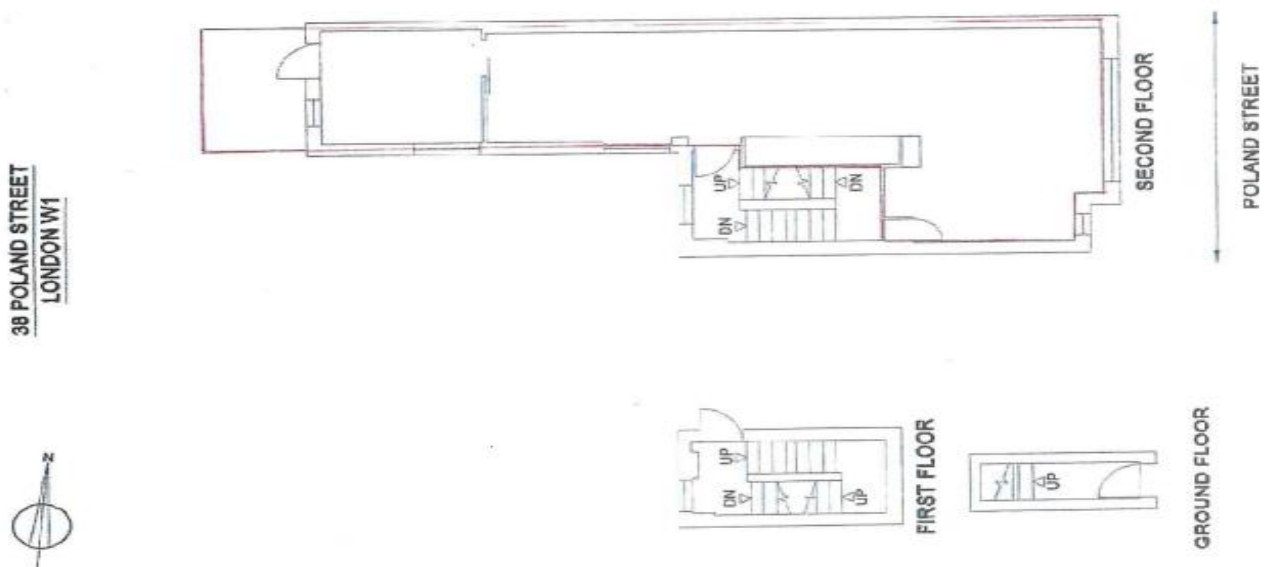
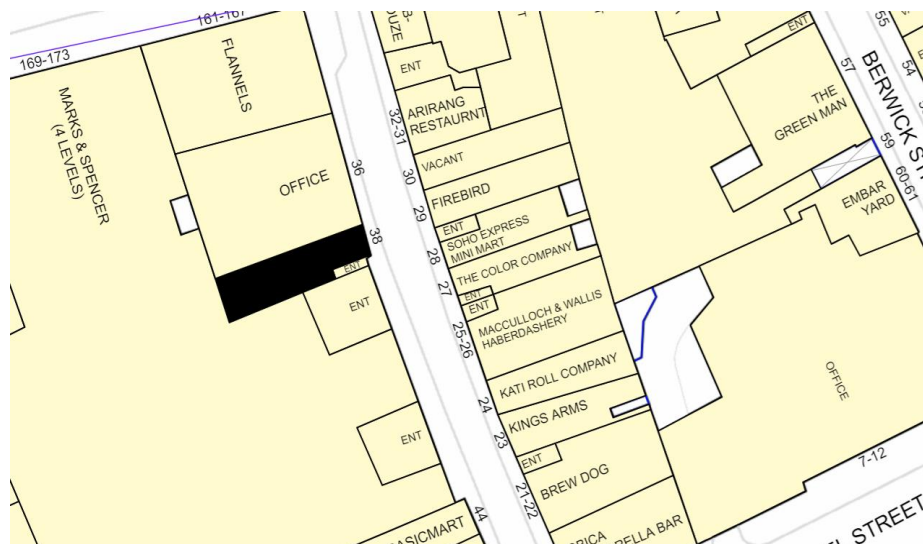
Viewing

By Appointment through Sole Agents:

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Harrison Leggett 0203 384 6130



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