

MEDIA STYLE OFFICES TO LET

1,255 SQ FT (117 M²) APPROX

25/26 POLAND STREET SOHO, W1

LOCATION

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

ACCOMMODATION

Comprising the entire **second floor** of **1,255 sq ft** approx, which primarily is in open-plan layout, together with a meeting room, edit suite/office and separate server room, all of which is demountable if required.

FEATURES

- Plaster ceiling
- Kitchenette
- Exposed brickwork in part
- Passenger lift
- Wood flooring
- Private WC & shower
- Comfort cooling
- Excellent natural light

LEASE

Available either by way of an assignment of the existing lease which expires on 29th September 2014, subject to a rent review on 29th September 2009, or alternatively this floor is available on a new sub-lease. The lease has full right of renewal.

RENT

The passing rent is £44,000 (£35 per sq ft per annum exclusive)

VIEWING

For further information or an appointment to view please call:

Andrew Rosen
Braham Good

June 2008

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.

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