

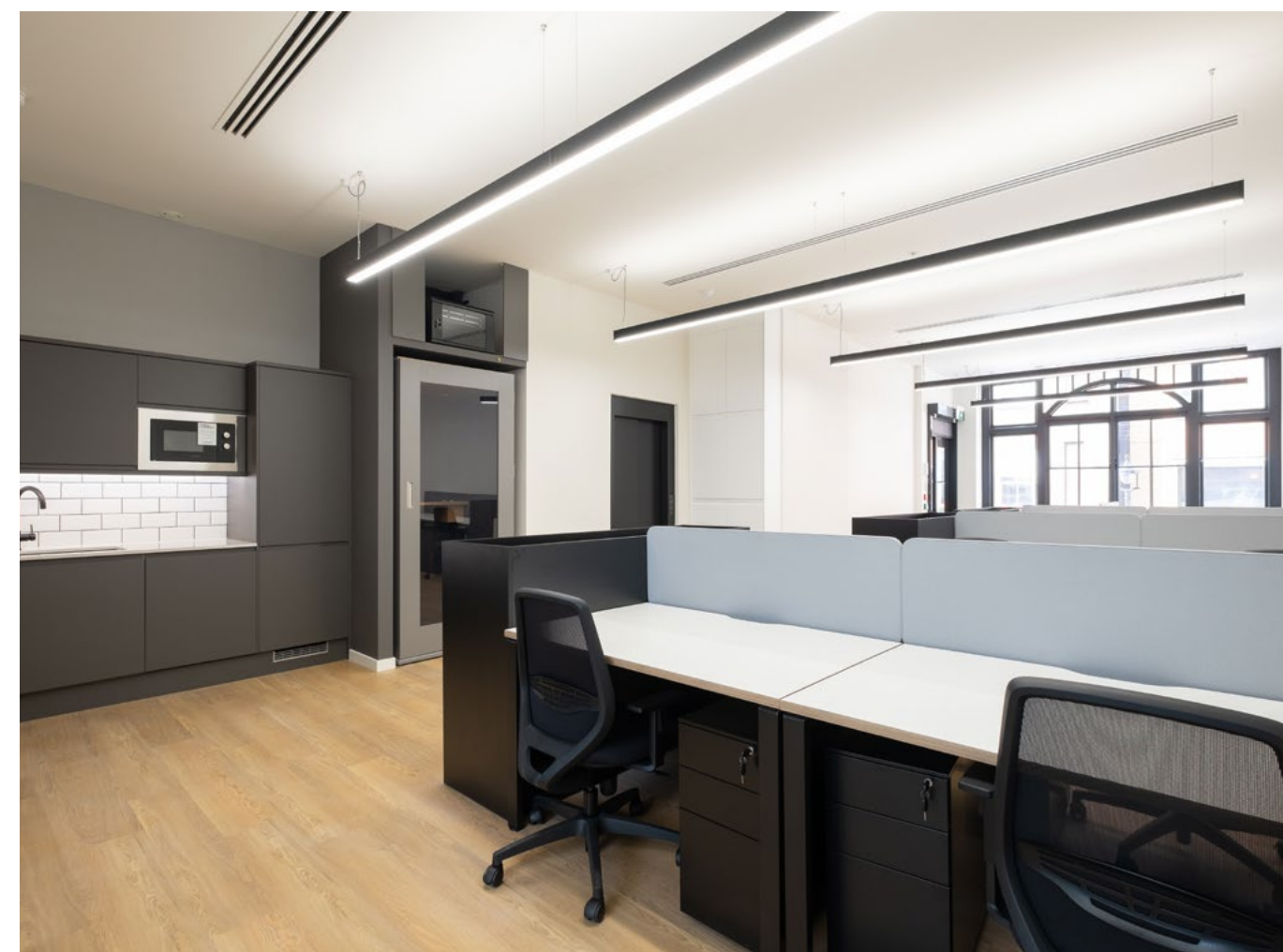
**SiX** Poland  
Street W1



# SiX The Building

Newly refurbished throughout, 6 Poland Street offers self contained creative workspace in one of Central London's most vibrant neighbourhoods.

The buildings refined design has great natural light across an open plan arrangement with fitted kitchenette and breakfast bar, bespoke glass phone booths and crittall style meeting rooms, all finished to an exquisite quality.

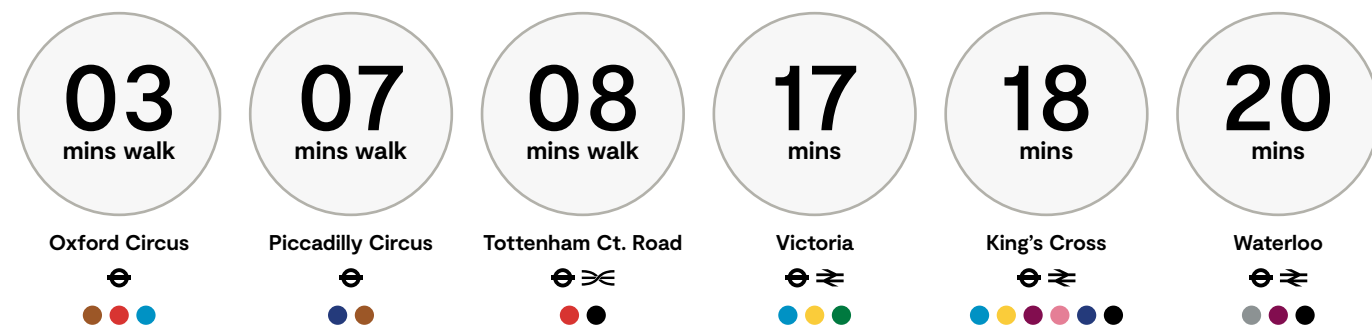




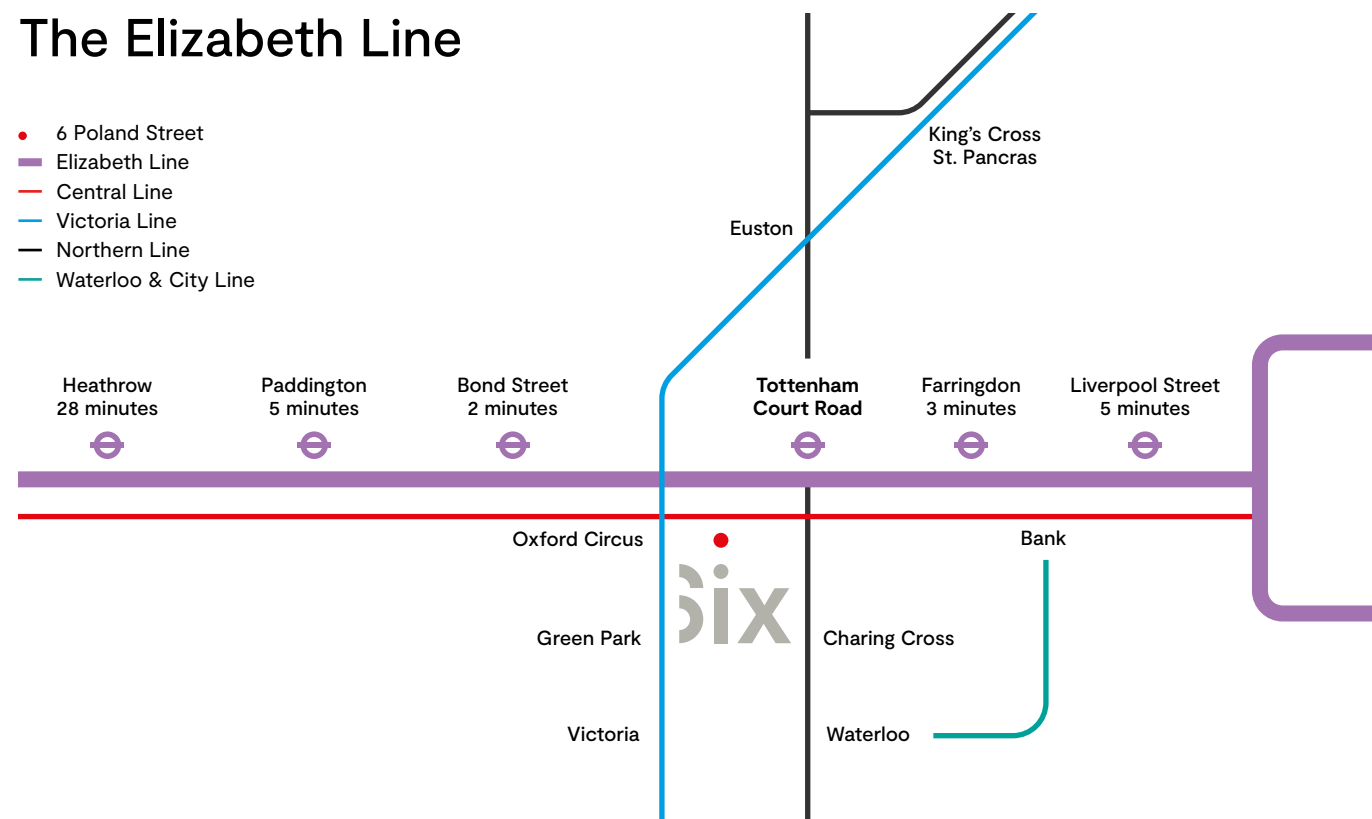
# ix The Location

Soho is one of London's most distinctive and culturally rich districts with international retail brands, world class restaurants and London's finest hotels on the doorstep.

The building has excellent transport connectivity with several underground stations within a short walking distance, also benefiting from the arrival of Crossrail at Tottenham Court Road.



## The Elizabeth Line



- |                       |                         |
|-----------------------|-------------------------|
| 1. Ham Yard Hotel     | 11. Kingley Court       |
| 2. W London           | 12. 100 Wardour Street  |
| 3. The Resident Soho  | 13. Social Eating House |
| 4. Ronnie Scotts      | 14. NOPI                |
| 5. Dean St. Townhouse | 15. Barrafin            |
| 6. Liberty London     | 16. Burger & Lobster    |
| 7. Chinatown          | 17. Aqua                |
| 8. Barry's Soho       | 18. Engawa              |
| 9. F45 Soho           | 19. Ember Yard          |
| 10. Third Space Soho  | 20.10 Greek St.         |







Newly refurbished throughout



Private Terrace (4th floor)



Flexible terms



Fitted Kitchenette and breakfast bar



Full Fibre Broadband – Up to 900Mbps



Bespoke layouts for each business



Bespoke Glass Phonebooth



Private WC's & Shower



Exquisite finishes throughout



Private Lift Access



Great natural light



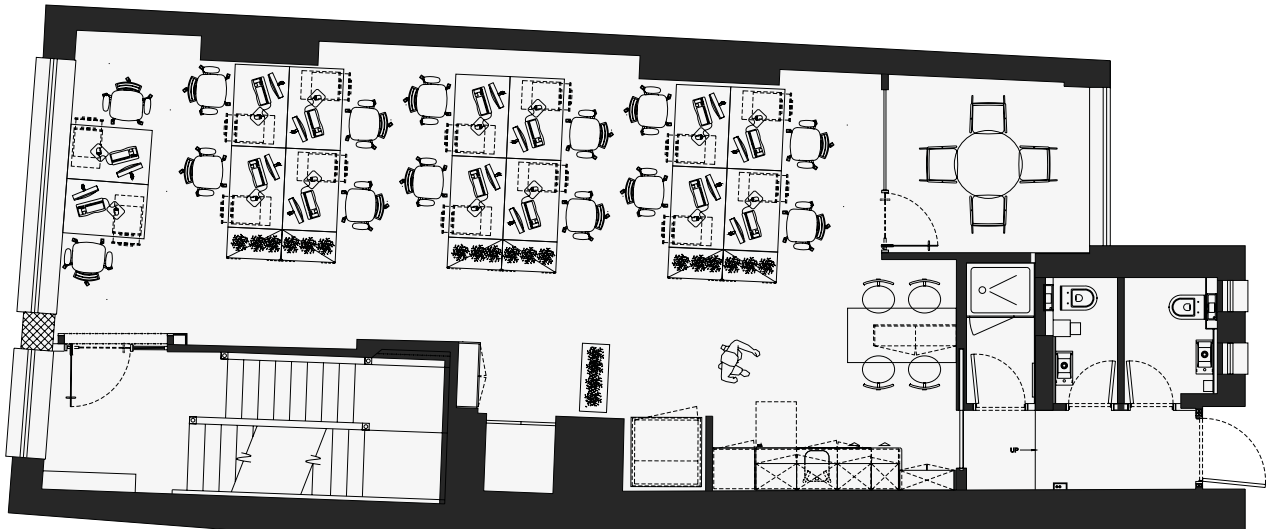
Bespoke crittall style meeting rooms

## Floor Areas

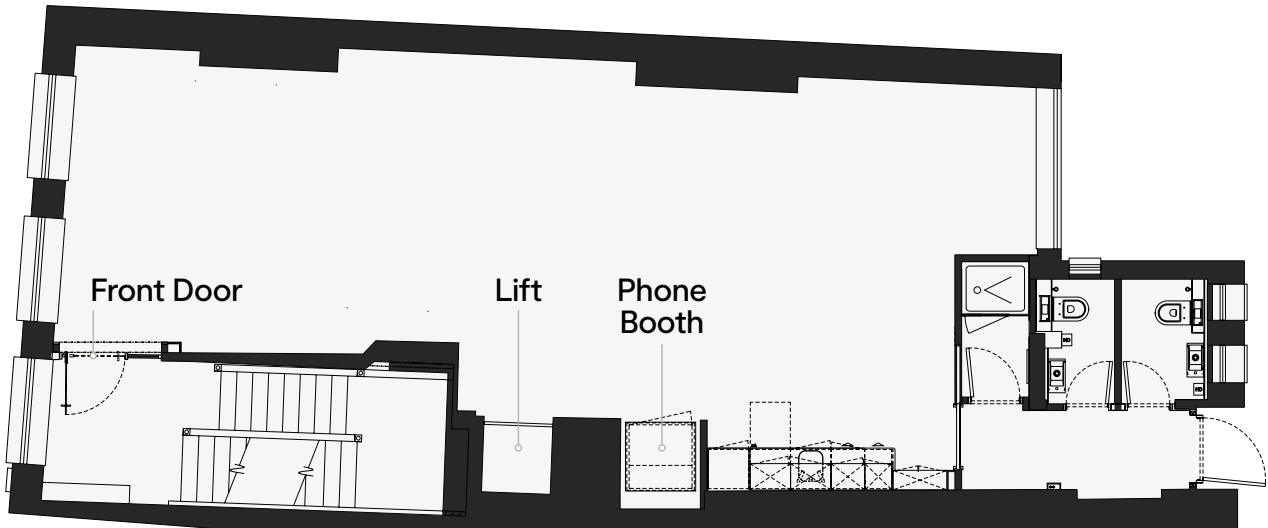
| Floor  | Desks | Sq Ft | Sq M |
|--------|-------|-------|------|
| Fourth | Let   | -     | -    |
| Third  | Let   | -     | -    |
| Second | 10-14 | 830   | 77.1 |
| First  | 10-14 | 865   | 80.4 |

## First Floor

Open Layout



## Typical Floor



**H  
E  
D  
G  
E** Ben Orchard-Smith  
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