

# NOLAND HOUSE



12-13 Poland Street

Brand new CAT A+ workspace in the heart of Soho



# PART 3RD FLOOR AMENITIES



4 Person private meeting room



New kitchenette



8 x Desks



Perimeter trunking with fibre network



LED Lighting



Air conditioning



Timber flooring



Breakout area



# ACCOMMODATION

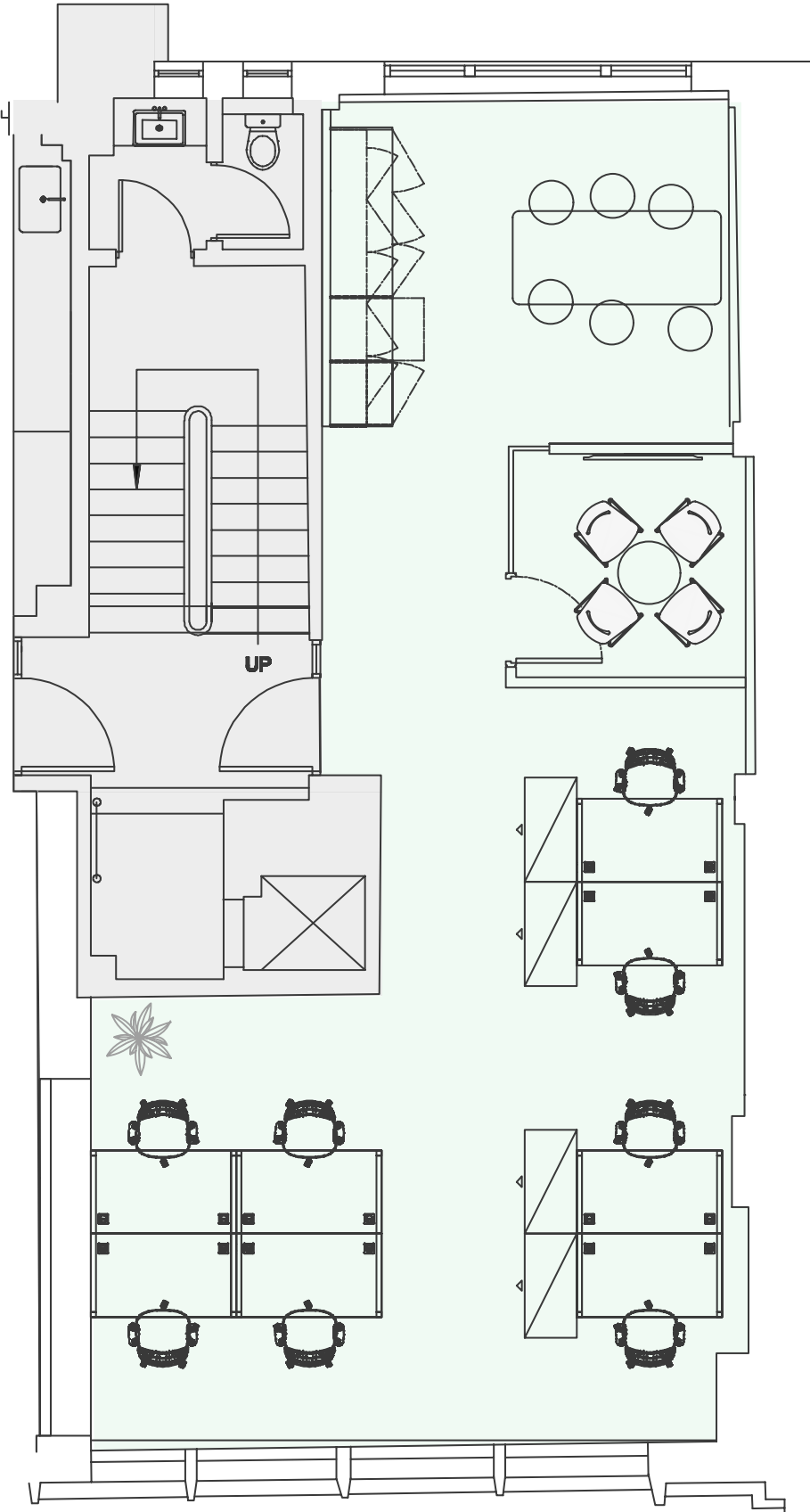
The accommodation comprises the following areas:

Floor	sq ft	sq m	Availability
Part 3rd	657	61	Available
1st	1,455	135	Q3 2025
Total	2,112	196	




# PART 3RD FLOOR PLAN

Available Size	657 sq ft
Rent (PA)	£57,500
Rates Payable (PA)	£17,408
Service Charge (PA)	£6,951
Total (PA)	£81,859
Total (PCM)	£6,822




# 1ST FLOOR PLAN


Available Size	1,455 sq ft
Rent (PA)	£135,000
Rates Payable (PA)	£38,552
Service Charge (PA)	£15,394
Total (PA)	£188,946
Total (PCM)	£15,745




12 x Desks




4 Person project table




8 Person meeting room




Perimeter trunking with fibre network




Air conditioning




Lounge areas



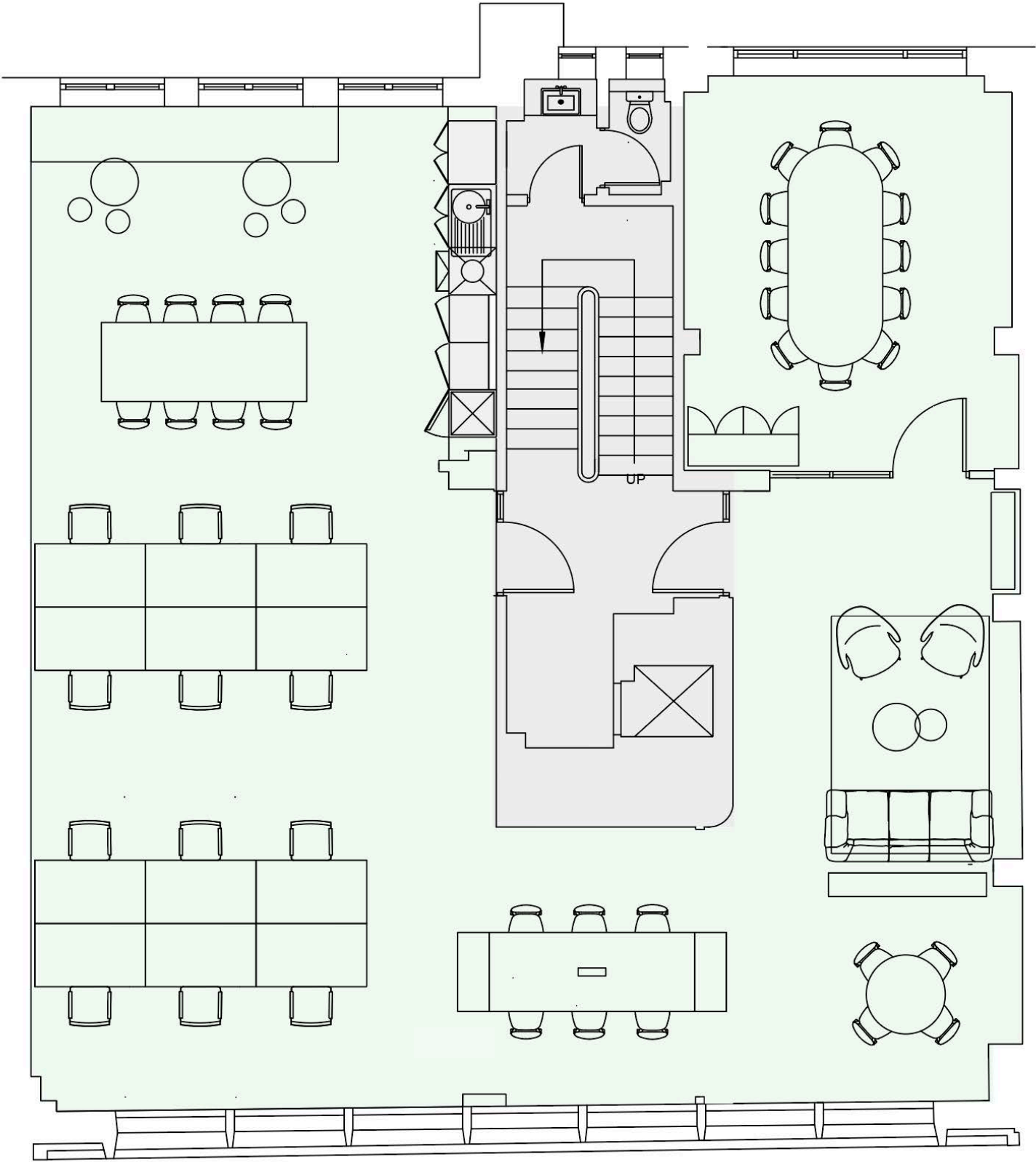
1 x 6 person touchdown table



New kitchenette



1 x Banquette seating



Indicative floor plan







# LOCATION

Located in the vibrant heart of Soho, surrounded by an abundance of amenities — including London's finest restaurants, bars, cafés, gyms and green spaces.

## Restaurants and Bars

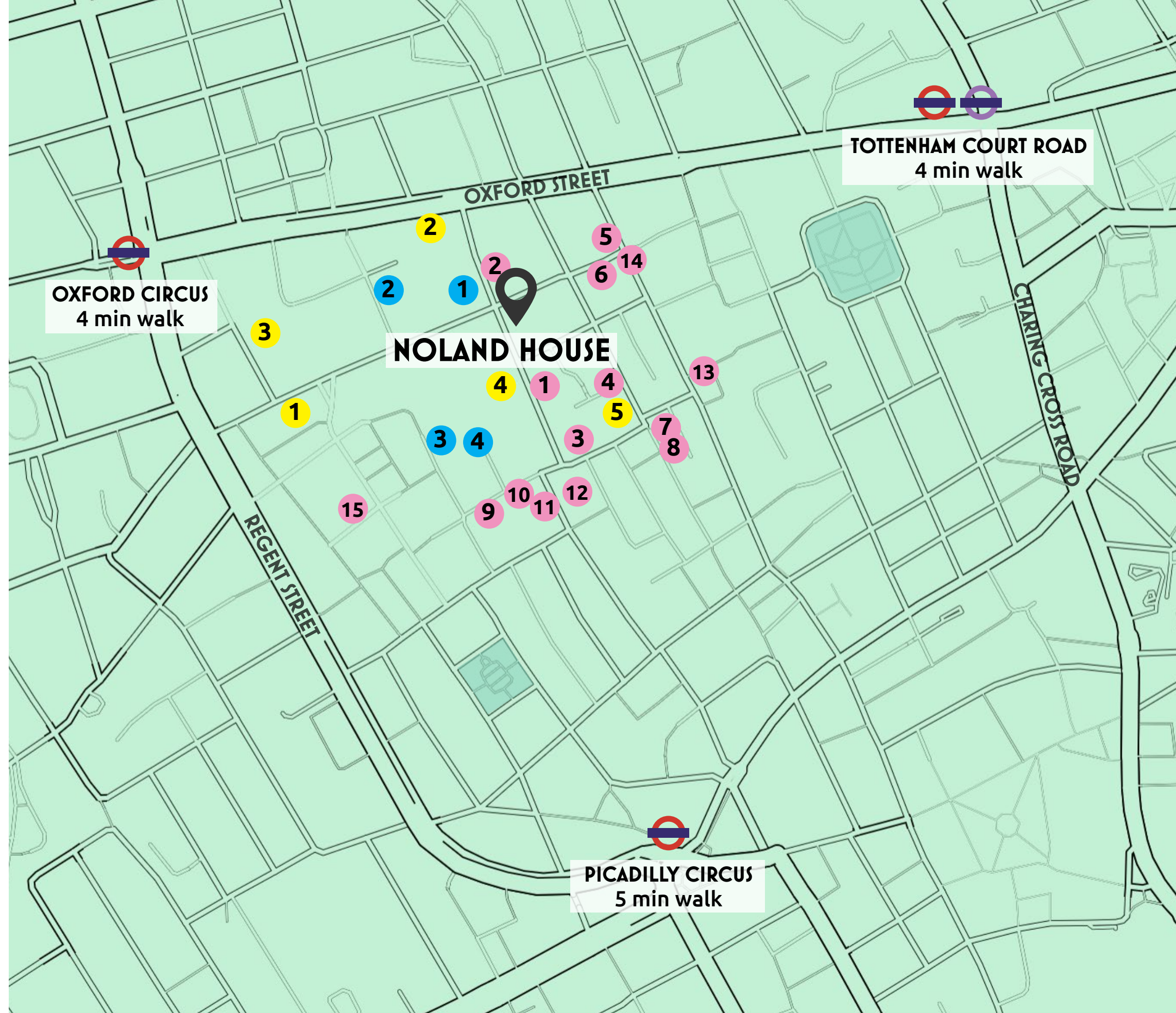
1. Banh Mi Keu Deli
2. Brew Dog
3. Ivy Brasserie
4. Fat Pundit
5. Scarlett Green
6. Blank Street Coffee
7. My Place Soho
8. Flat White
9. Inko Nito
10. Italian Bear Chocolate
11. BAO Soho
12. Andrew Edmunds
13. Gails Bakery
14. Eat Activ
15. Kingly Court

## Fitness and Wellness

1. Soul Cycle
2. Fitness First
3. Marshall Street Leisure Centre
4. TopNotch Gyms

## Lifestyle

1. Liberty's
2. M&S
3. The London Palladium
4. The Z Hotel
5. Broadwick Hotel





# CONTACT

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