

NOLAND HOUSE

LONDON W1F 8QB

To Let

Fully Furnished 4th Floor Office in Soho

Suitable for Class E
(Offices, Medical, Leisure etc.)

FOURTH FLOOR
1,115 SQ.FT.

RIB

ROBERT IRVING BURNS

12-13 POLAND STREET



DESCRIPTION

This bright fourth-floor office in the heart of Soho has been refurbished to an excellent standard and provides stylish, fully fitted and furnished accommodation ready for immediate occupation.

The space is currently configured with approximately 12 workstations, a dedicated call booth, a private meeting room for up to six people, and an attractive breakout area. A fully fitted kitchen is also provided, complete with a dishwasher, sink and fridge.

The premises benefit from comfort cooling throughout, LVT flooring and excellent natural light, providing a modern, high-quality working environment in the heart of Soho.

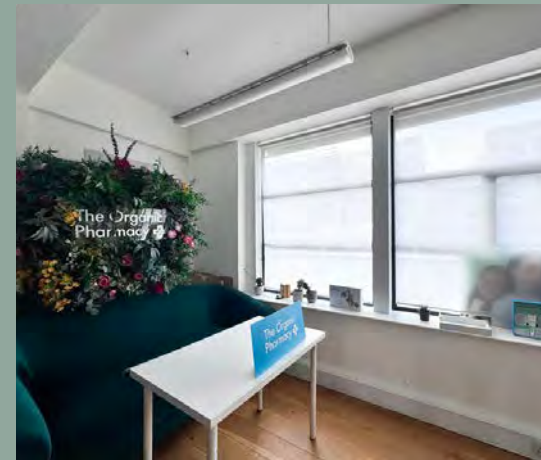


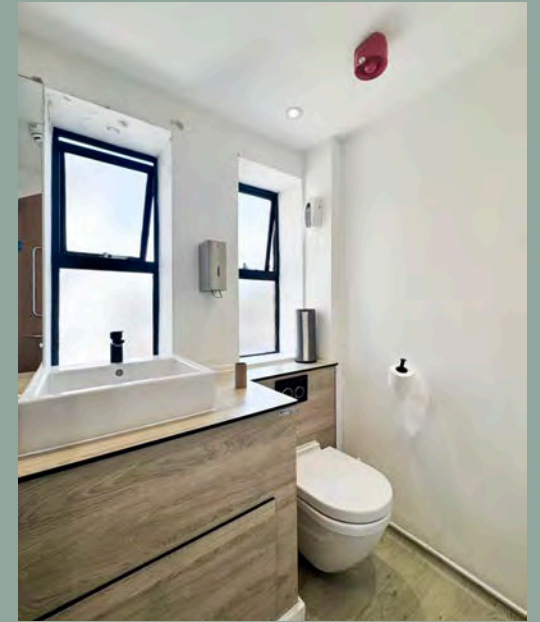
AMENITIES

- FULLY FITTED & FURNISHED
- APPROX. 12 WORKSTATIONS
- PRIVATE 6-PERSON MEETING ROOM
- DEDICATED CALL BOOTH
- BREAKOUT AREA
- FULLY FITTED KITCHEN
- DISHWASHER
- FRIDGE
- COMFORT COOLING THROUGHOUT
- LVT FLOORING
- EXCELLENT NATURAL LIGHT
- FOURTH-FLOOR ACCOMMODATION
- PRIME SOHO LOCATION

FINANCES

TOTAL SIZE (SQ.FT.)	1,115
QUOTING RENT (P.A.)	£85,000
ESTIMATED RATES PAYABLE (P.A.)	£39,120
SERVICE CHARGE	£11,500
ESTIMATED OCCUPANCY COST (P.A.)	£135,620







SOHO SQUARE



BROTHER MARCUS



KINGLY COURT



LOCATION

LOCATED IN SOHO

Noland House is nestled in the heart of Soho, the City's most vibrant entertainment district. Offering immediate access to the very best of the West End with its renowned shopping streets and celebrated restaurants.

The location is also home to London's premium gyms and beautiful green spaces. Connectivity is unrivalled, with Oxford Circus and Tottenham Court Road stations both within a four-minute walk, providing Underground and Elizabeth line services.



FURTHER INFORMATION

LEASE

Option 1: Assignment

Assignment of the existing lease for a term expiring 21st September 2028, contracted outside of the Landlord and Tenant Act 1954. The current passing rent is £85,000 per annum exclusive plus VAT, payable quarterly in advance.

The lease is subject to a tenant-only break option on 21st September 2026, exercisable on not less than six months' prior written notice and subject to the conditions of the existing lease.

Option 2: Sub-Lease

A sub-lease for a term to be agreed directly with the existing tenant, to be granted outside of the Landlord and Tenant Act 1954 and subject to the terms of the existing lease.

Option 3: New Lease

A new lease directly with the landlord, outside of the Landlord and Tenant Act 1954, subject to the simultaneous surrender of the existing lease and landlord's agreement.

RENT

The current passing rent is £85,000 per annum exclusive plus VAT. The existing lease also provides for the rent to be reduced to a nominal peppercorn rent for the period from 29th September 2026 to 24th December 2026.

POSSESSION

Upon completion of legal formalities.

LEGAL COSTS

Each party is to be responsible for their own legal costs.

EPC

71C

VAT

TBC

FLOOR PLANS

TBC

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