



OFFICE TO LET

NOLAND HOUSE

12 - 13 Poland Street, London, W1F 8QB

A great opportunity to have brand new CAT A+
space in the heart of Soho.

1,480 SQ FT

RX
LONDON

Summary

Available Size	1,480 sq ft
Rent	£92.50 per annum
Rates Payable	£34.50 per sq ft
Service Charge	£10.58 per sq ft Estimated
Total	£45.08 per sq ft
EPC Rating	B

Key Features

- Perimeter trunking with fibre network cabling (Fibre from G-Network)
- 2 new Cat A+ floors available
- Demised boardroom
- Cycle storage
- Shower facilities
- EPC A
- New heating and cooling systems

Description

Noland House is an impressive Art Deco building that is nestled in London's entertainment district of Soho, meaning it benefits from access to a huge variety of the best restaurants, bars, cafes, gyms that the West End has to offer.

Brand new Cat A+ space available for immediate occupation, with new heating and cooling systems.

Location

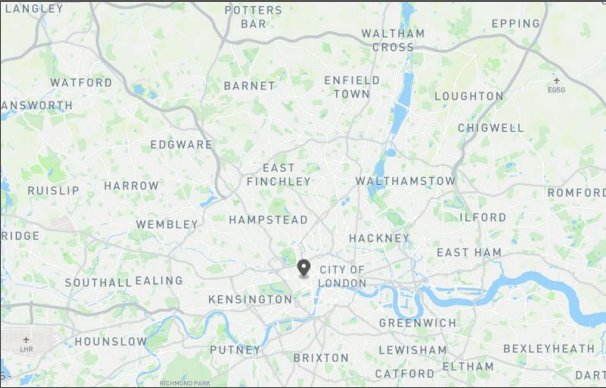
In the heart of Soho with plenty of amenity, with London's best restaurants, bars, cafes, gyms and green spaces.

- Oxford Circus station - 4 mins walks
- Tottenham Court Road station - 4 mins walk
- Piccadilly Circus station - 5 mins walk

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
1st	1,480	137.50	Available
Total	1,480	137.50	



Get in touch

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