

56A POLAND STREET

SOHO, W1F 7NN

FOREST
REAL ESTATE



TO LET

1,287 SQ FT

A Fully Fitted Office Floor Moments from Oxford Circus Station

Key Features

- Fully Fitted
- Meeting Rooms and a Board Room
- Intercom System
- CCTV
- 2 WC's
- Great Natural Light
- Fitted Kitchen
- Passenger Lift
- Great Breakout Space
- Phone Booth

3rd Floor, 56A Poland Street
Soho, W1F 7NN



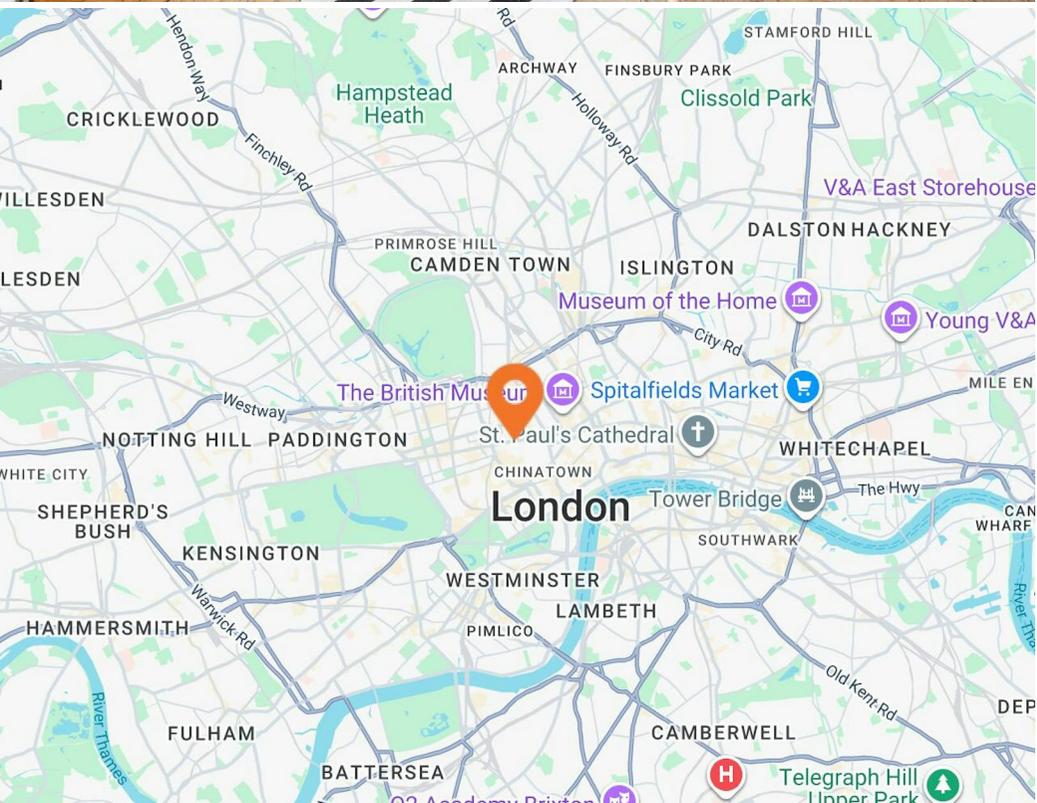


Description

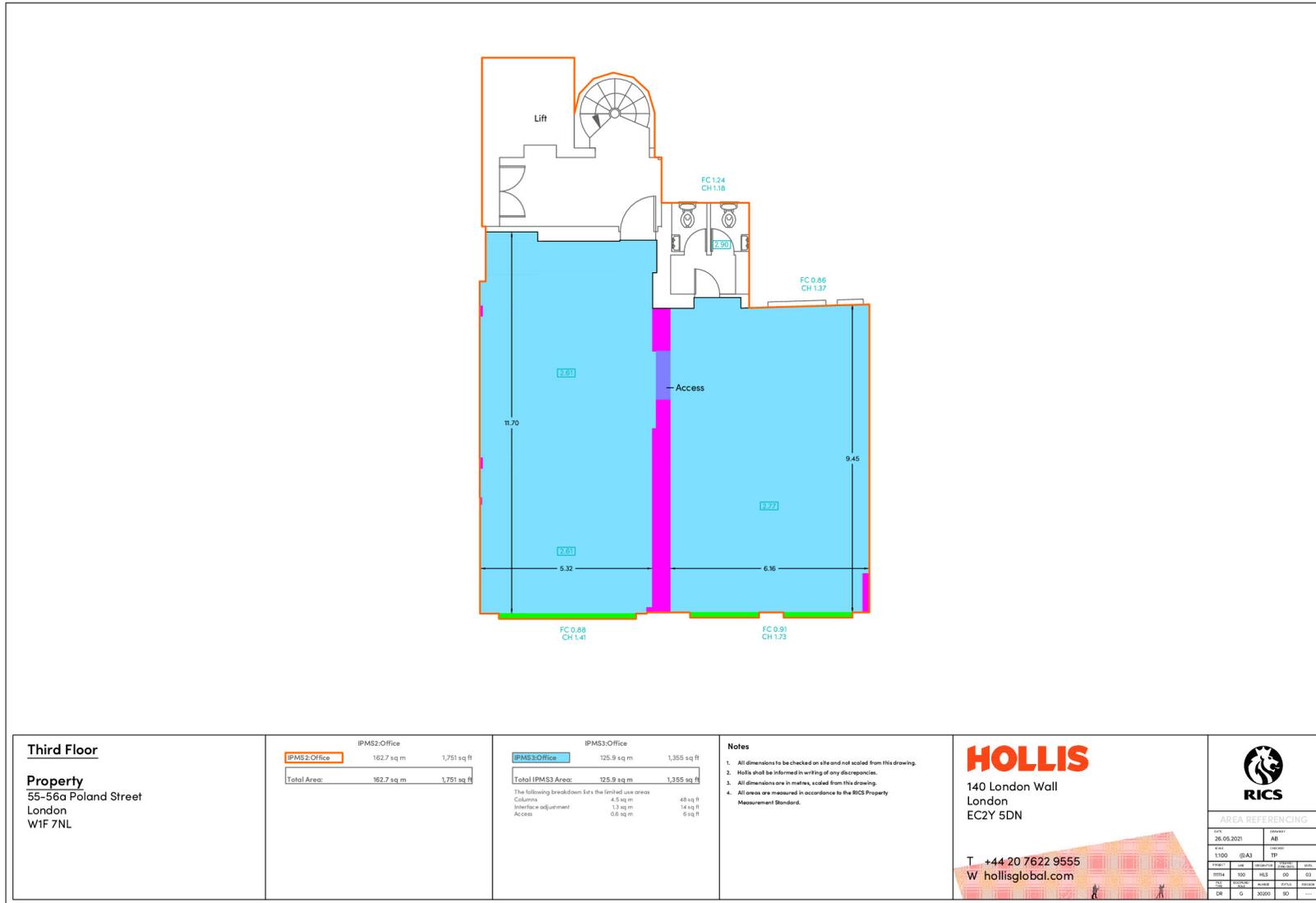
Situated in Oxford Circus, W1, this fully fitted office offers high-quality, ready-to-occupy workspace in the heart of the West End. The accommodation benefits from excellent natural light throughout, creating a bright and comfortable working environment. A well-considered layout includes multiple meeting rooms, a spacious boardroom, and a private phone booth, supporting a range of business needs from collaborative working to confidential calls. The building is served by a passenger lift, ensuring convenient access for staff and visitors. Combining a prime central location with a comprehensive fit-out, this office provides a practical and efficient solution for occupiers seeking immediate presence in W1.

Location

Located in the heart of the West End, this office benefits from exceptional connectivity and a wealth of nearby amenities. Oxford Circus station is just moments away, providing direct access to the Central, Victoria and Bakerloo lines, while Bond Street station and Tottenham Court Road station are also within easy walking distance, offering additional Underground and Elizabeth line services across London and beyond. The surrounding area offers an extensive range of cafés, restaurants, retail outlets and everyday services, all accessible on foot, making it a highly practical and well-connected central London location.







Availability

Lease	Sublease
Rent	£102,316 per annum
Rates	£33,577 per annum
Service Charge	£15,544 per annum
VAT	Applicable
EPC	On application

Contact

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