

NOLAND HOUSE, 12-13 POLAND  
STREET

Soho



LDG



Noland House, 12-13 Poland Street







## DESCRIPTION

Noland House is a presentable and well maintained Art-Deco style building with end of trip facilities in the heart of Soho. The office itself offers a bright workspace with high ceilings and demised kitchenette, the space could be suitable for a variety of occupiers and currently offers a warehouse-style aesthetic.

## HIGHLIGHTS

- Good Ceiling Height
- Private Office/Meeting Room
- Cycle Storage & Showers
- Envious Soho Location
- Furnished
- Demised Kitchenette
- Attractive Art-Deco Style Common Parts

## LEASE

A sublease is available until September 2025.

## WHEN CAN YOU MOVE IN?

Immediately, subject to contract.

## VIEWINGS

We believe a property is best seen in person - contact us for a viewing, so we can walk you through how great this space is.

## FURNITURE

The office can be furnished if required.

## VAT

The building is elected for VAT and on top of the rent.

## CONNECTIVITY

The building benefits from fibre. Further information is available upon request.

## USE

Class E – Suitable for offices.

## DDA COMPLIANCE

If you have any questions about disabled access suitability, please do reach out to us.

## COMMUTE

Tottenham Court Road - 5 mins  
Oxford Circus - 5 mins  
Piccadilly Circus - 8 mins  
Bond Street - 9 mins  
Leicester Square - 13 mins  
Charing Cross - 19 mins

## PARKING

Q Park Soho - 1 mins

## FOODIE HOTSPOTS

- Kingly Court - Dishoom  
- NOPI - Flat Iron

## LIQUID LUNCH

- Cahoots - O'Neills  
- Brewdog - Shakespeare's Head

## A STRETCH AWAY

- Fitness First - Third Space  
- Soulcycle - Triyoga



Schedule of Accommodation

| Floor/Unit   | sq ft      | Rent              | Rates Payable     | Service Charge | Total month      | Total year        |
|--------------|------------|-------------------|-------------------|----------------|------------------|-------------------|
| 2nd          | 584        | £38,000 per annum | £14,595.75 /annum | £4,672 /annum  | £4,772.31        | £57,267.75        |
| <b>Total</b> | <b>584</b> |                   |                   |                | <b>£4,772.31</b> | <b>£57,267.75</b> |

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Ready to talk?



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