

TO LET - OFFICE

55-56A POLAND STREET

W1F 7NJ



Key Highlights

- 1,029 sq ft
- Air Conditioning
- Passenger Lift
- Wooden Parquet Flooring
- Refurbished Entrance Lobby & Common Areas
- New strip LED/ spot lighting
- New Teapoints
- Exposed Brickwork on the 4th Floor

SAVILLS West End
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Description

The 4th floor has been comprehensively refurbished to a high quality specification, including new strip LED/spot lighting, air conditioning, wooden parquet flooring, new tea points and refurbished private WCs. The entrance lobby and common areas have also been refurbished, and include a passenger lift.

Location

The building is located on the vibrant Poland Street in the heart of Soho, benefitting from fantastic connectivity. The property is within a short walking distance of Oxford Circus (Victoria, Bakerloo & Central Lines) and Tottenham Court Road (Elizabeth, Northern & Central Lines). There are a wealth of amenities within the immediate vicinity including some of the top eating, drinking and entertainment establishments.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
2nd	1,322	122.82	Let
4th	1,029	95.60	Available
3rd	1,355	125.88	Let
Total	3,706	344.30	

Business Rates

Rates payable: £28 per sq ft



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