



55-56^A POLAND St

SOHO - LONDON - W1F 7NJ

1,029 to 2,351 SQ.FT. OFFICE TO LET



55-56^A POLAND St

Comprehensively refurbished
media-style offices in the centre of Soho.

This former 1850's warehouse has recently undergone a comprehensive refurbishment to the 2nd, 3rd and 4th floors. The high-quality specification, includes new strip LED/spot lighting, air conditioning, wooden parquet flooring, new tea points and refurbished private WCs. The facade, windows, entrance lobby and common areas have also been refurbished in keeping with the Soho's local architectural vernacular.

Features

- Original herringbone wooden floors (to part)
- Entry phone
- Air-conditioning
- Large glass partitioned boardroom
- Passenger lift
- Self contained WC's
- Excellent natural light
- Perimeter trunking
- Open plan, fitted kitchenette

The building is located on the vibrant Poland Street in the heart of Soho, benefiting from fantastic connectivity.

The property is within a short walking distance (10 mins) of five underground stations including, Oxford Circus (Victoria, Bakerloo & Central Lines), Leicester Square (Piccadilly & Northern Lines) and Tottenham Court Road (Elizabeth, Northern & Central Lines).

There are a wealth of amenities within the immediate vicinity, including some of the top shopping, eating, drinking and entertainment establishments in London.



Soho

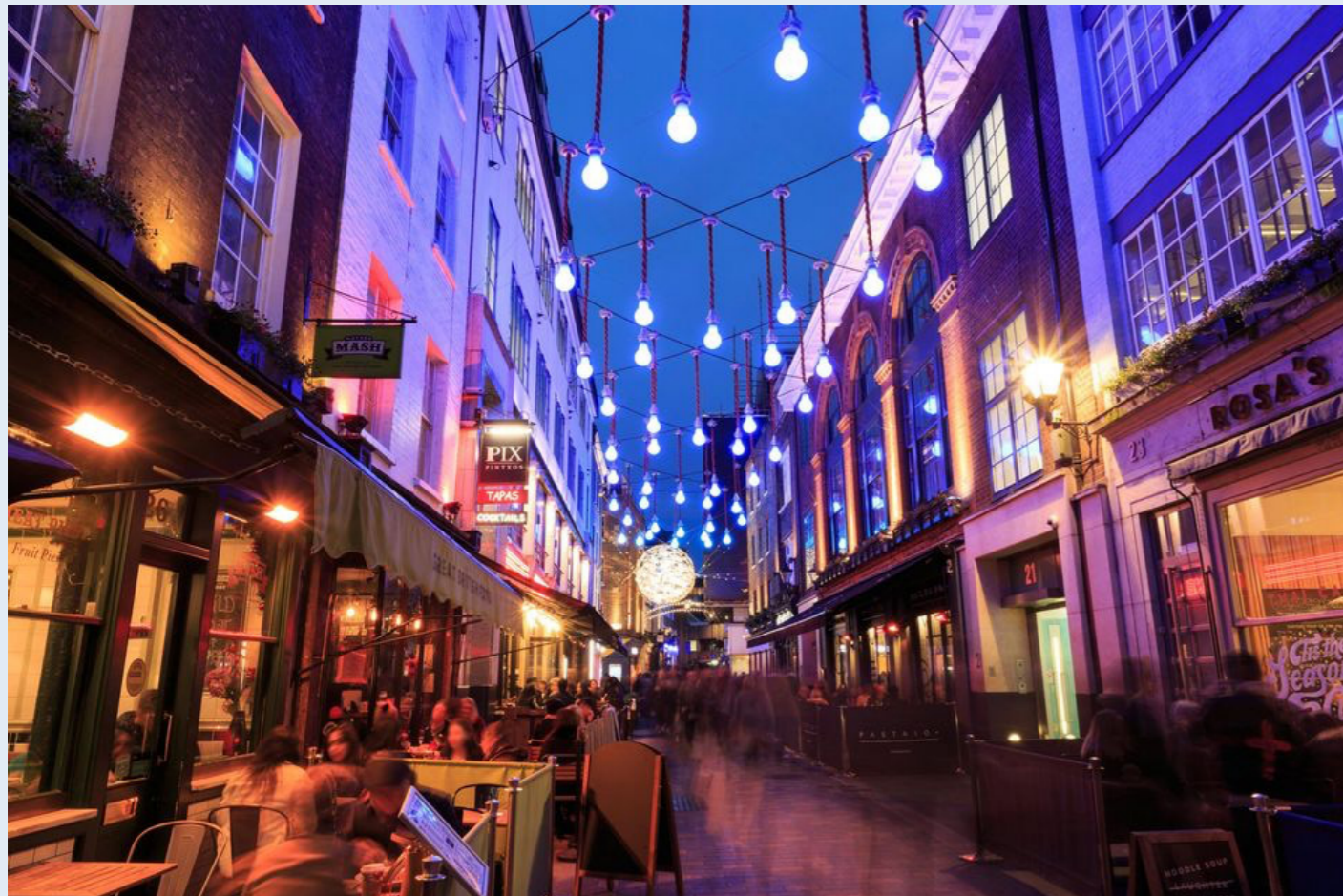
Bordered by Oxford Street, Regents Street, Shaftesbury Avenue and Tottenham Court Road, Soho offers an eclectic mix of business occupiers and an abundance of independent and high-end restaurants, clubs, bars and retail.



Soho has traditionally been the epicentre of London's media and music industries – more recently attracting globally renowned and diverse occupiers such as Twitter, Snapchat, Spotify, Apple and Mediaforce.

As an alternative to Mayfair and St James's, Soho is becoming an increasingly popular location for corporate occupiers such as Nike, Expedia and Sony Entertainment.

The area is abundant in amenities, comprising of ninety streets that occupy a single square mile. It is home to a diverse array of businesses, independent and iconic restaurants, artisan cafés, lively bars and clubs and an extensive retail provision.



Location

One of London's most desirable and affluent locations. Soho remains at the cultural heart of London's West End, encompassing a diversified and eclectic mix of uses across a square mile of real estate and garden squares.

A bustling haven of theatres, cafés, bars, restaurants, hotels and private member clubs, Soho is today's epitome of style and cool.

Based on its rich cultural offering and strategic position, Soho has long been a favoured location for music, and media businesses and their UK/ European headquarters. More recently, it has also become a fashionable locale for financial services and occupiers keen to harness Soho's energy.

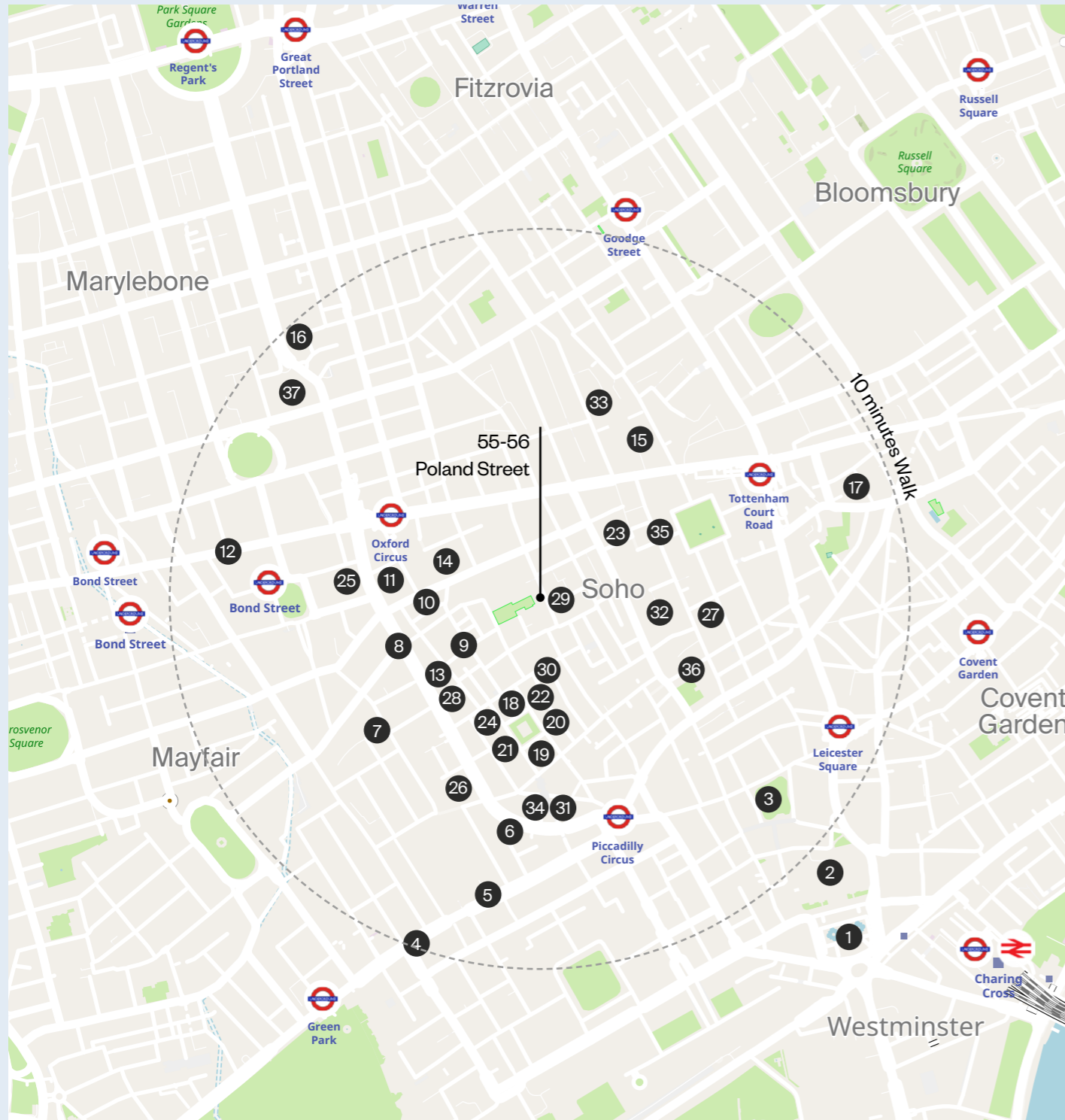


In addition, the smaller, cutting-edge fashion boutiques have concentrated around Carnaby Street, complimenting the larger brands centred around the internationally renowned Oxford Street, Bond Street and, more recently, the reinvigorated Regent Street providing an unrivalled retailing destination.

Soho is also home to London's Chinatown, offering an eclectic mix of retail, restaurants and night life.



Local Area



Poland Street, at the heart of Soho.

- | | | |
|--------------------------|-----------------|---------------------------|
| 1. Trafalgar Square | 14. Diageo | 27. Soho House |
| 2. The National Gallery | 15. Facebook | 28. Hugo Boss |
| 3. Leicester Square | 16. BBC | 29. Oliver Spencer |
| 4. The Ritz | 17. Google | 30. Paul Smith |
| 5. Fortnum & Mason | 18. M&C Saatchi | 31. Ham Yard Hotel |
| 6. Royal Academy | 19. Twitter | 32. The Soho Hotel |
| 7. Savile Row | 20. Goldcrest | 33. The Mandrake |
| 8. Regents Street | 21. Sony | 34. Hotel Café Royal |
| 9. Carnaby Street | 22. Boohoo | 35. The Resident |
| 10. Liberty London | 23. Nike | 36. Dean Street Townhouse |
| 11. The London Palladium | 24. JLL | 37. The Langham |
| 12. Oxford Street | 25. Apple | |
| 13. Bartle Bogle Hegarty | 26. Burberry | |



Specification

Refurbished Entrance Lobby & Common Areas

Air Conditioning

New Strip LED/ Spot Lighting

Passenger Lift with direct access to 2nd floor

New Tea Points

Wooden Parquet Flooring

Exposed Brickwork on the 4th Floor

New Private WCs

Bike Storage

Intercom System



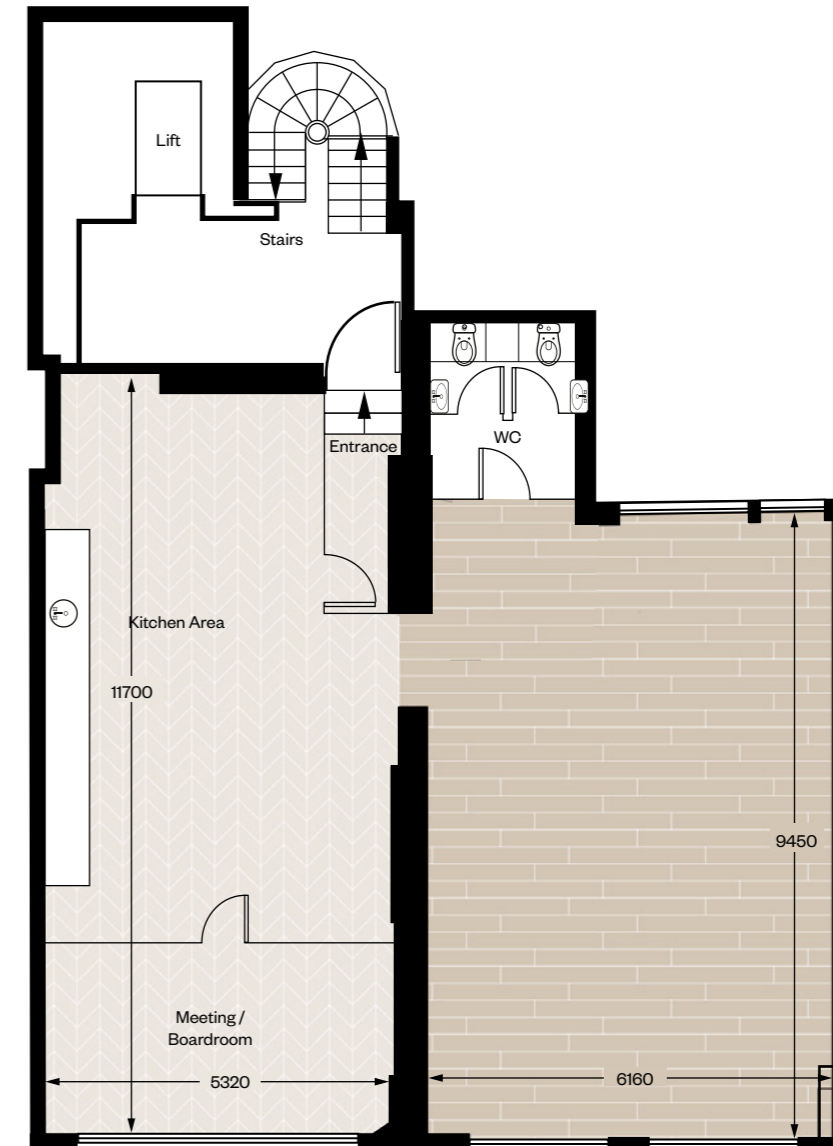
3rd Floor

A spacious, well-illuminated office with plenty of natural light. Exposed wooden flooring throughout, which includes parquet flooring.

The office features fitted toilets and kitchenette, partitioned boardroom/meeting room and lift access.



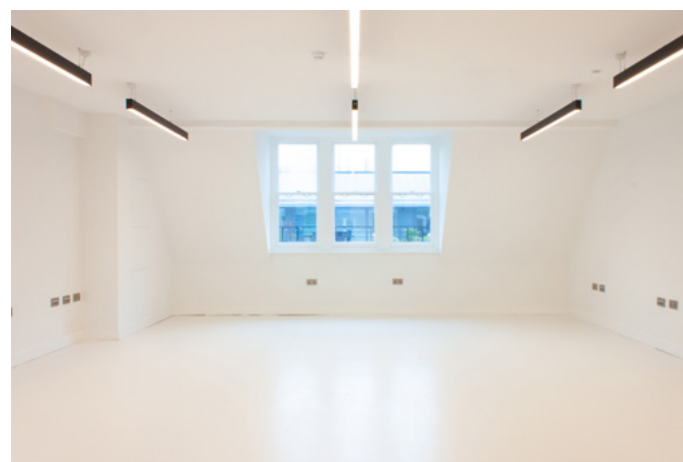
3RD FLOOR	GIA (SQFT)	GIA (SQM)	NIA (SQFT)	NIA (SQM)
Internal Area	1,751	162.7	1,355	125.9



4th Floor

Spacious, well-illuminated office with plenty of natural light. Exposed wooden flooring throughout, which includes parquet flooring.

Newly fitted toilets and a kitchenette with feature walls consisting of exposed brickwork.



4TH FLOOR	GIA (SQFT)	GIA (SQM)	NIA (SQFT)	NIA (SQM)
Internal Area	1,685	156.6	1,029	95.6



Contact

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