

**21**  
POLAND  
STREET



# AN ART-DECO TOWNHOUSE SET AMONGST THE HUSTLE AND BUSTLE OF CENTRAL SOHO



## DESCRIPTION

21 Poland Street offers newly refurbished, contemporary office accommodation arranged over five floors. Beautiful parquet floors and exposed services create a modern, stylish feel and a new passenger lift serves all floors. The space also benefits from excellent natural light through feature Crittall windows and three large terraces.

## FLOOR PLAN



Indicative floor plans

## SPECIFICATION

- Comprehensive refurbishment
- Exposed VRF air conditioning
- Feature LED lighting
- Refurbished parquet flooring
- New double glazed Crittall windows
- Natural light on four elevations
- Terraces on three floors (subject to planning)
- Passenger lift serving all floors
- Refurbished WCs with high quality finishes

## LOCATION

21 Poland Street is located in the heart of Soho, the most eclectic of the West End villages. Soho is synonymous with London's cultural scene, being home to a wide array of theatres, clubs, bars, cafés, restaurants and shops.

Piccadilly Circus, Oxford Circus and Tottenham Court Road Underground stations provide access to the Bakerloo, Central, Northern, Piccadilly and Victoria lines ensuring a quick transit across London and beyond. The arrival of Crossrail in 2018 will further boost the connectivity of the area.

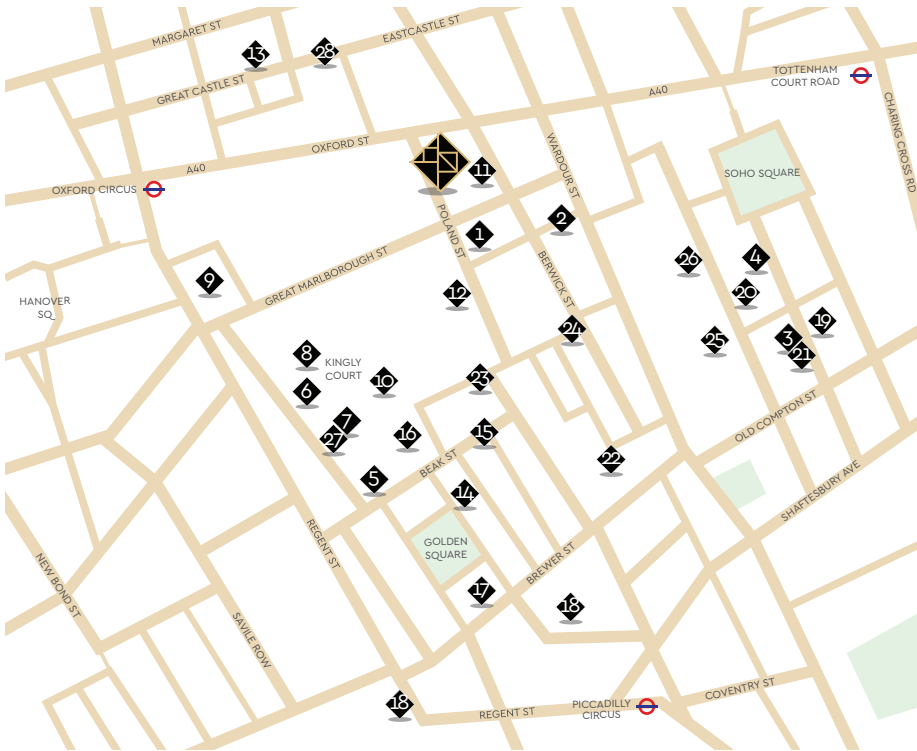


## FLOOR AREAS

DEMISE	AREA - SQ_FT
FIFTH FLOOR	438
FOURTH FLOOR	929
THIRD FLOOR	1,085
SECOND FLOOR	1,426
FIRST FLOOR	1,641
<b>TOTAL</b>	<b>5,519</b>







- |                       |                            |                    |                           |
|-----------------------|----------------------------|--------------------|---------------------------|
| 1. BODEANS            | 9. AQUA                    | 16. POLPO          | 24. YAUATCHA              |
| 2. THE BREAKFAST CLUB | 10. CAHOOTS                | 17. HIX            | 25. DEAN STREET TOWNHOUSE |
| 3. HOPPERS            | 11. EMBER YARD             | 18. GAUCHO         | 26. SOHO HOUSE            |
| 4. ARBUTUS            | 12. SOCIAL EATING HOUSE    | 19. CEVICHE        | 27. SEÑOR CEVICHE         |
| 5. FLAT IRON          | 13. MARKET PLACE           | 20. QUO VADIS      | 28. ETHOS                 |
| 6. DEHESA             | 14. GRAPHIC                | 21. RONNIE SCOTT'S | 29. ADAM & EVE            |
| 7. LE BAB             | 15. THE SUN AND 13 CANTONS | 22. YALLA YALLA    | 30. CLOCKJACK             |
| 8. DISHOOM            |                            | 23. BAO            |                           |



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21polandstreet.com

TERMS: New lease terms upon application  
VIEWINGS: Strictly through the sole agent

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