



# 8 Poland Street W1

PRIME SOHO OFFICE  
OF INTEREST TO OWNER OCCUPIERS,  
INVESTORS AND DEVELOPERS

Carter Jonas



# Executive Summary

Prime Soho office offered with full vacant possession

Located in the heart of Soho, benefitting from unrivalled amenities

Exceptional connectivity close to Oxford Circus and Tottenham Court Road Underground Stations

Attractive period mid-terrace offices totalling 3,525 sq ft NIA arranged over lower ground, ground, and four upper floors

Regular floor plates well suited to the occupational market with the ability to let by floor, including a terrace and balcony that provide a unique selling point to attract occupiers

EPC: B37

Value add opportunity to refurbish and reposition as a prime soho asset

Freehold

## Proposal

**Inviting offers in excess of £4,000,000 equating to a low capital value of £1,135 psf**



# Location

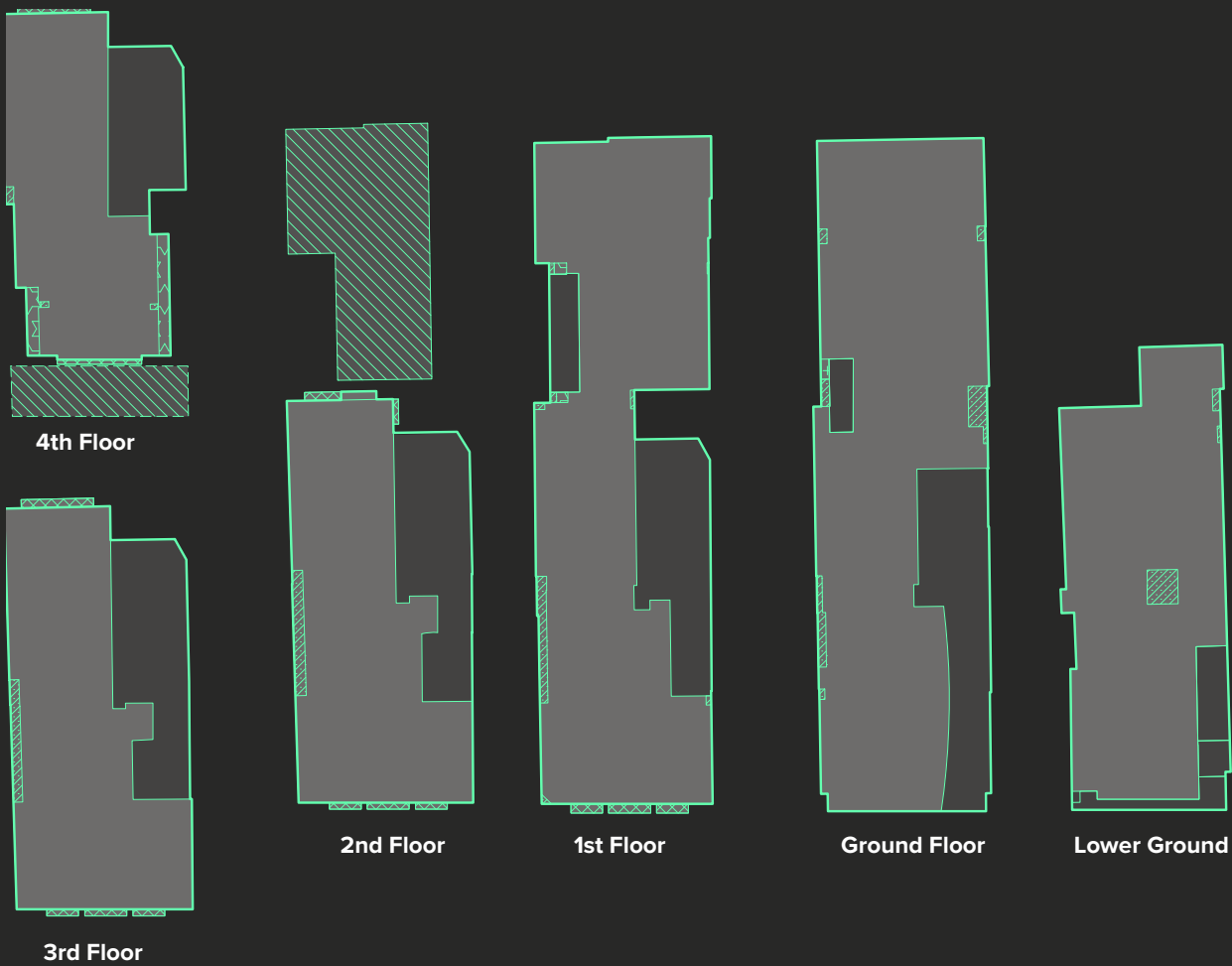
Soho is one of London's most vibrant submarkets, home to international retail heavyweights, best-in-class restaurants, and high-end hotels, with a reputation as London's centre of fashion, night life, jazz and film.

Soho's unrivalled amenities and reputation enables office-based companies to attract the best talent and has led to it being home to an array of blue chip companies.









# Description

Built in 1913, 8 Poland Street is an attractive mid-terrace office building of masonry construction, arranged over lower ground, ground, and 4 upper floors with slab-to-slab ceiling heights of 2.74 meters.

The second floor has access to a large balcony at the rear of the property, and the fourth floor having access to a smaller balcony at the front of the property.

## Accommodation

DEMISE	NIA (sq ft)
Fourth	364
Third	470
Second	469
First	816
Ground	844
Lower Ground	562
<b>Total</b>	<b>3,525</b>

## Tenure

Freehold





## Title Number

NGL342850

## VAT

The property is elected for VAT

## Data Room

Available on request

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## Contact Information

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## AML

In order to comply with anti-money laundering legislation, the successful purchaser will be required to provide certain identification checks. The required documents will be confirmed and requested from the successful purchaser at the relevant time

# Carter Jonas

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