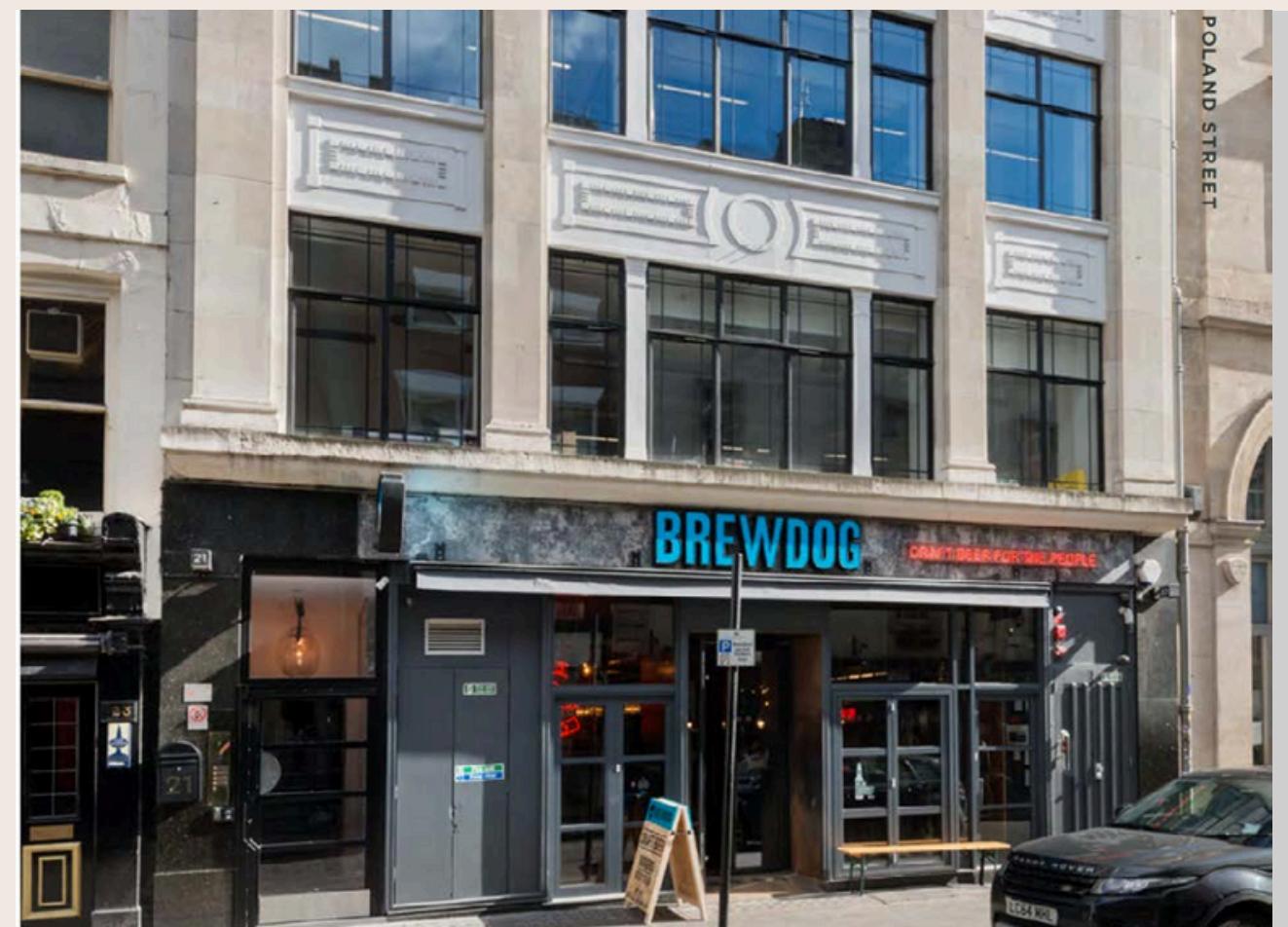


RUBIX

21 POLAND
STREET W1

A striking Art Deco building with media style space

21 Poland Street is an excellently located building in the heart of Soho. There are 5 floors of media style offices with 3 floors benefiting from private terraces.



AMENITIES



LED LIGHTING



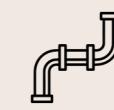
AIR CONDITIONING



TERRACE/OUTSIDE SPACE



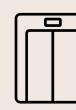
24/7 ACCESS



EXPOSED SERVICES



OPENABLE WINDOWS



1 LIFT



FIBRE INSTALLED



IMPRESSIVE PERIOD FEATURES

SOHO



AVAILABILITY

FLOOR	SQM	SQ FT	RENT/PSF	S.C/PSF	RATES/PSF	TOTAL/MONTH
5th	38.00	409	£73.00	£30.00	£12.50	£3,936.63
1st	143.91	1,549	£73.00	£30.00	£12.50	£14,909.13

TERMS: NEW LEASE DIRECT FROM THE LANDLORD

LOCATION



TALK TO US

Viewing is strictly by prior appointment with Rubix.

Poppy Taylor

E: poppy@rubix.london
M: +44(0)7713 630 101

Harry Radcliffe

E: harry@rubix.london
M: +44(0)7796217354

Oliver Hawking

E: oliver@rubix.london
M: +44(0)7714 145970

Disclaimer - Rubix Real Estate Ltd for themselves and for the vendors or lessors of this property whose agents they are given notice that:- (1) The particulars are set out as a general outline for the guidance of the intending purchasers and do not constitute part of an offer or contract; (2) All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers should not rely on them as standards or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (3) No persons in the employment of Rubix Real Estate Ltd has any authority to make or give any representation or warranty whatsoever in relation to this property.