

# CROSSLAND OTTER HUNT

63 Poland Street,  
London,  
W1F 7NY

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Media Style Corner Office To Let in  
the Heart of Soho

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861 sq ft (79.99 sq m)



020 7408 1114  
[www.coh.eu](http://www.coh.eu)

# CROSSLAND OTTER HUNT

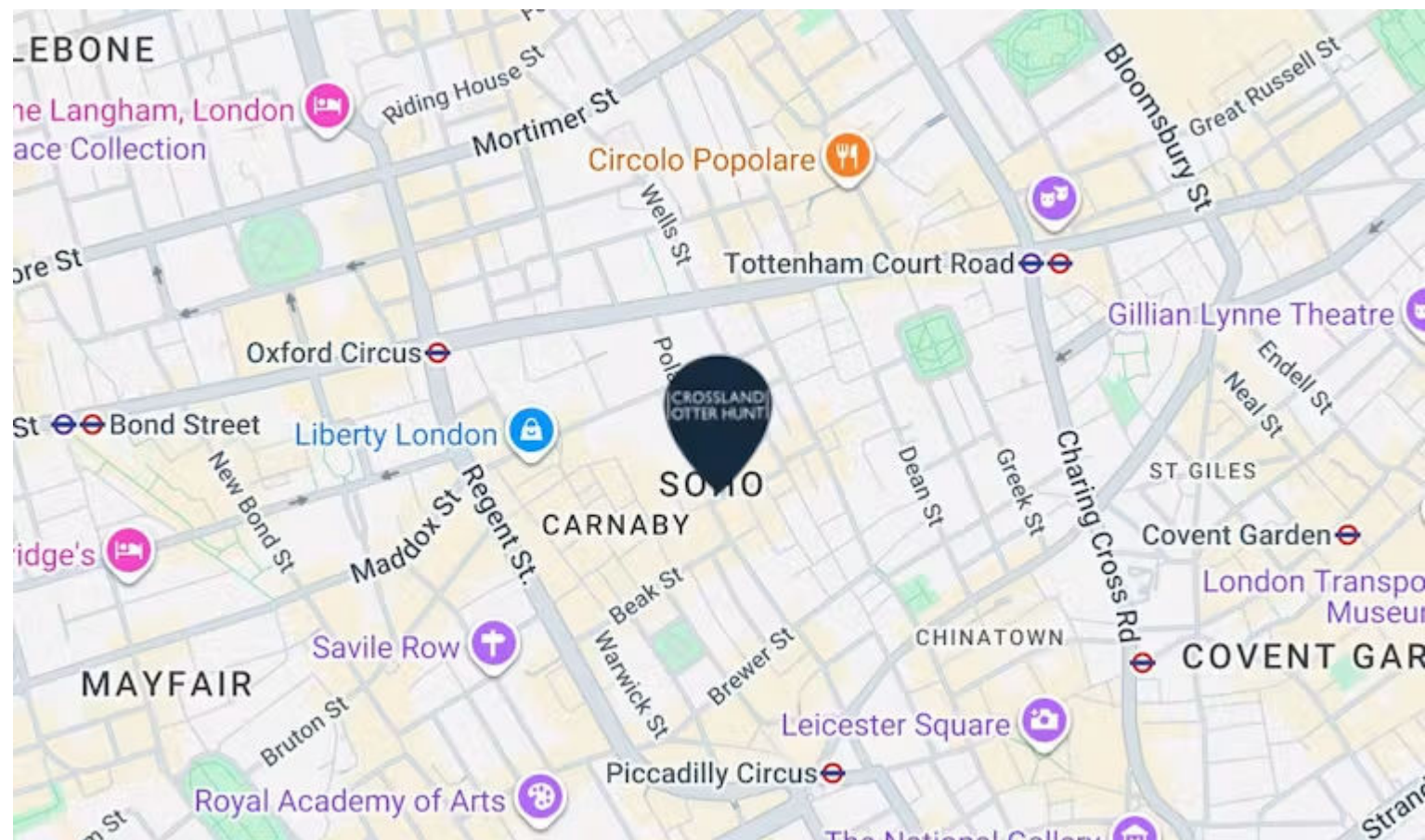
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## Nearest Stations



Oxford Circus  
(0.2 Miles)

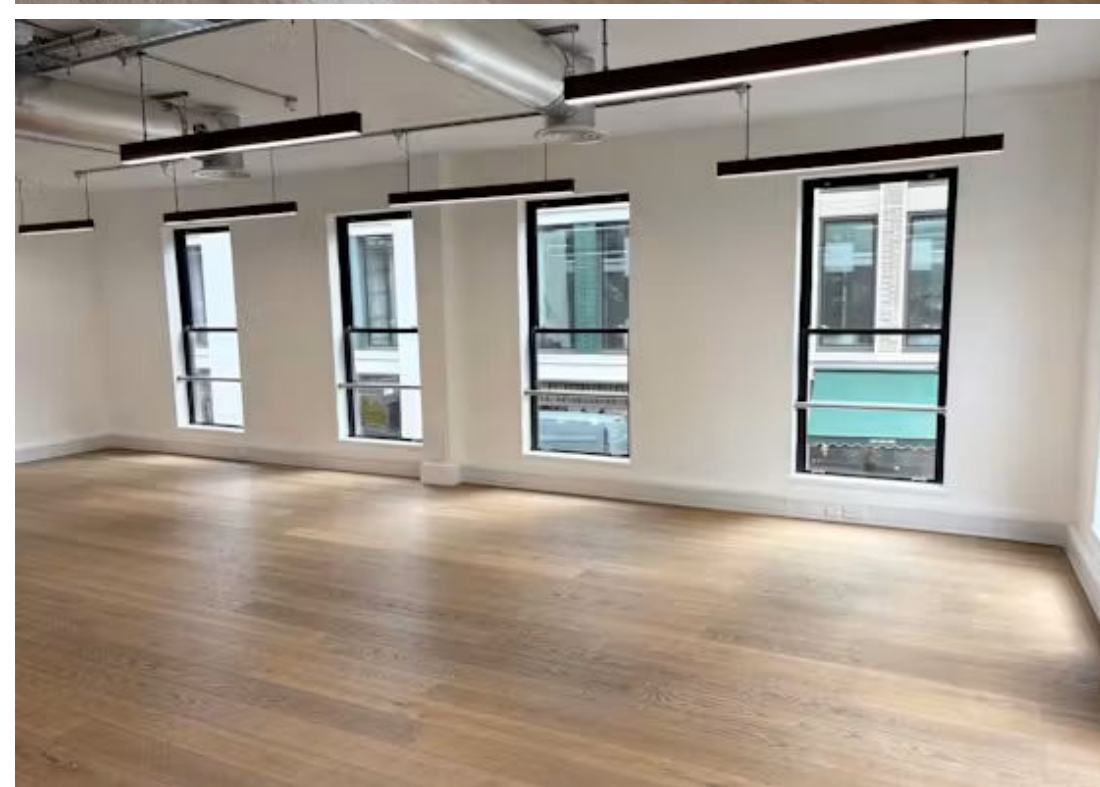
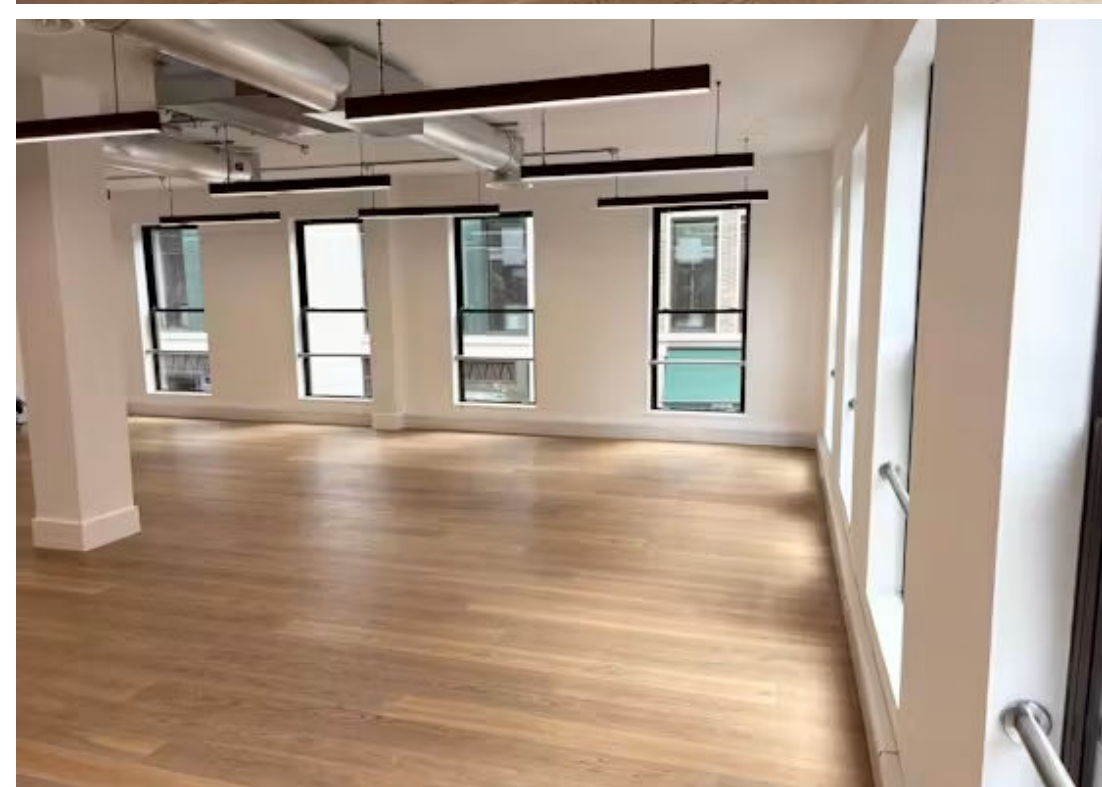
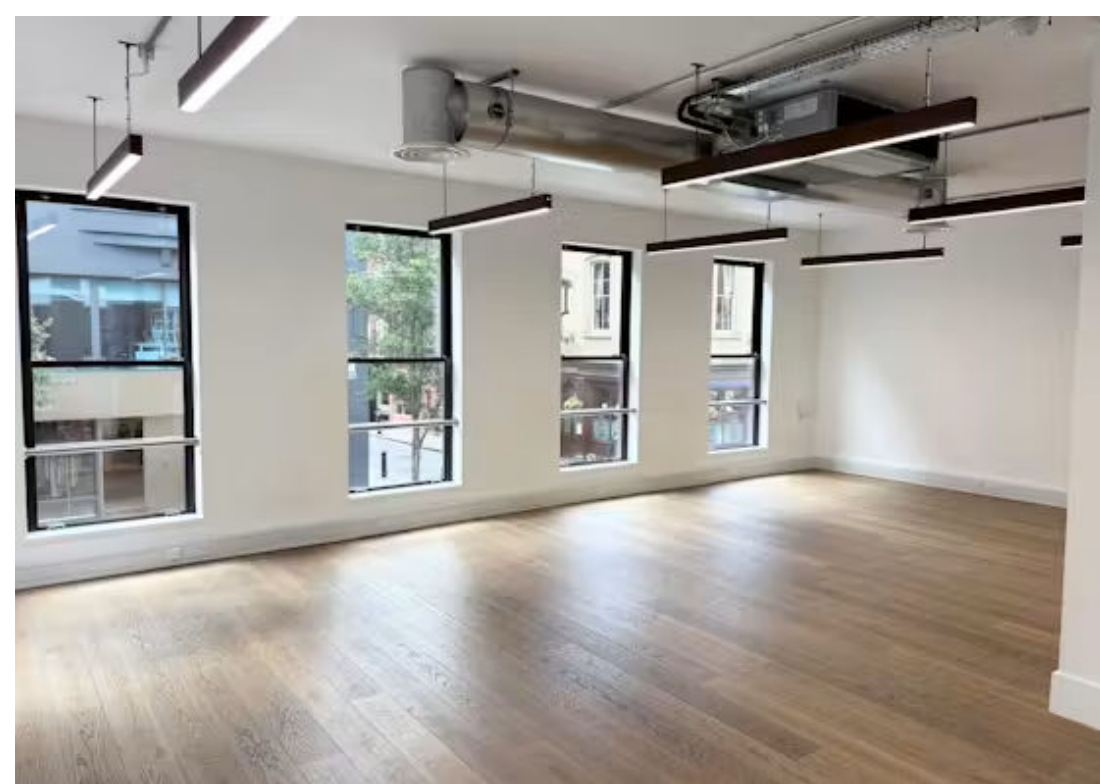
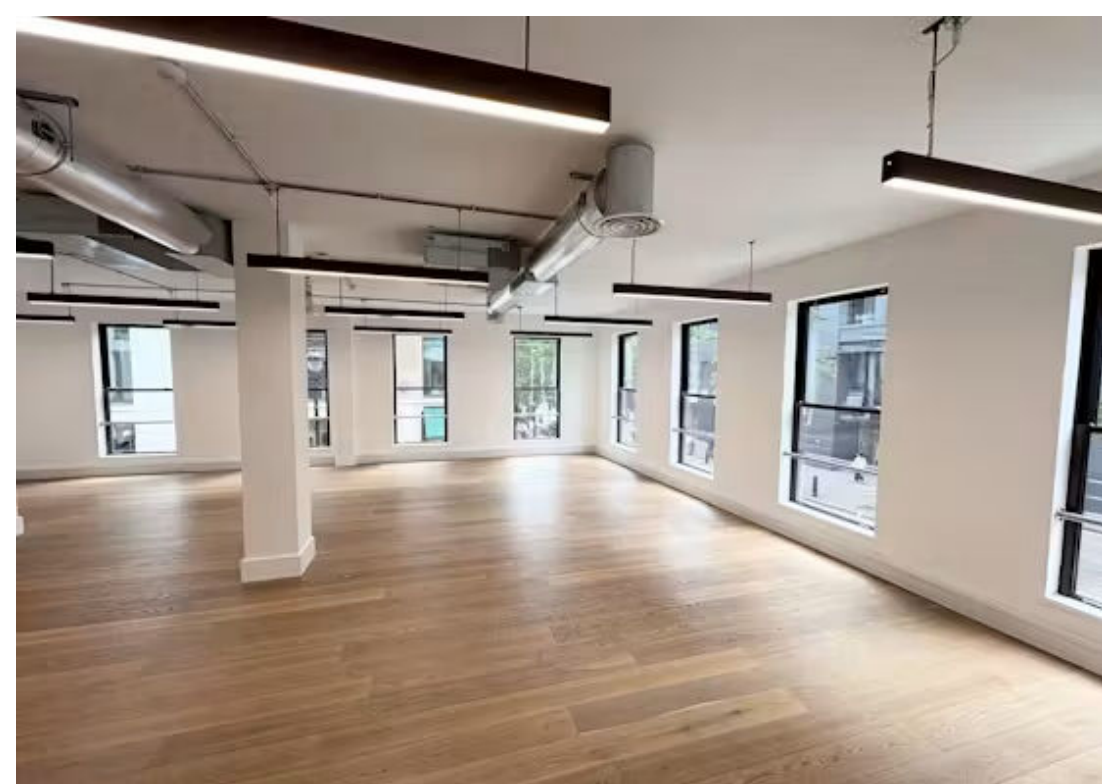


Piccadilly Circus  
(0.3 Miles)



Tottenham Court Road  
(0.3 Miles)

63 Poland Street is located in the heart of Soho, close to Oxford Street, Carnaby Street and Berwick Street. The property is within easy walking distance of Tottenham Court Road, Oxford Circus and Piccadilly Circus stations, providing excellent transport links across London. The surrounding area offers a wide range of cafés, restaurants, bars, gyms and retail amenities.



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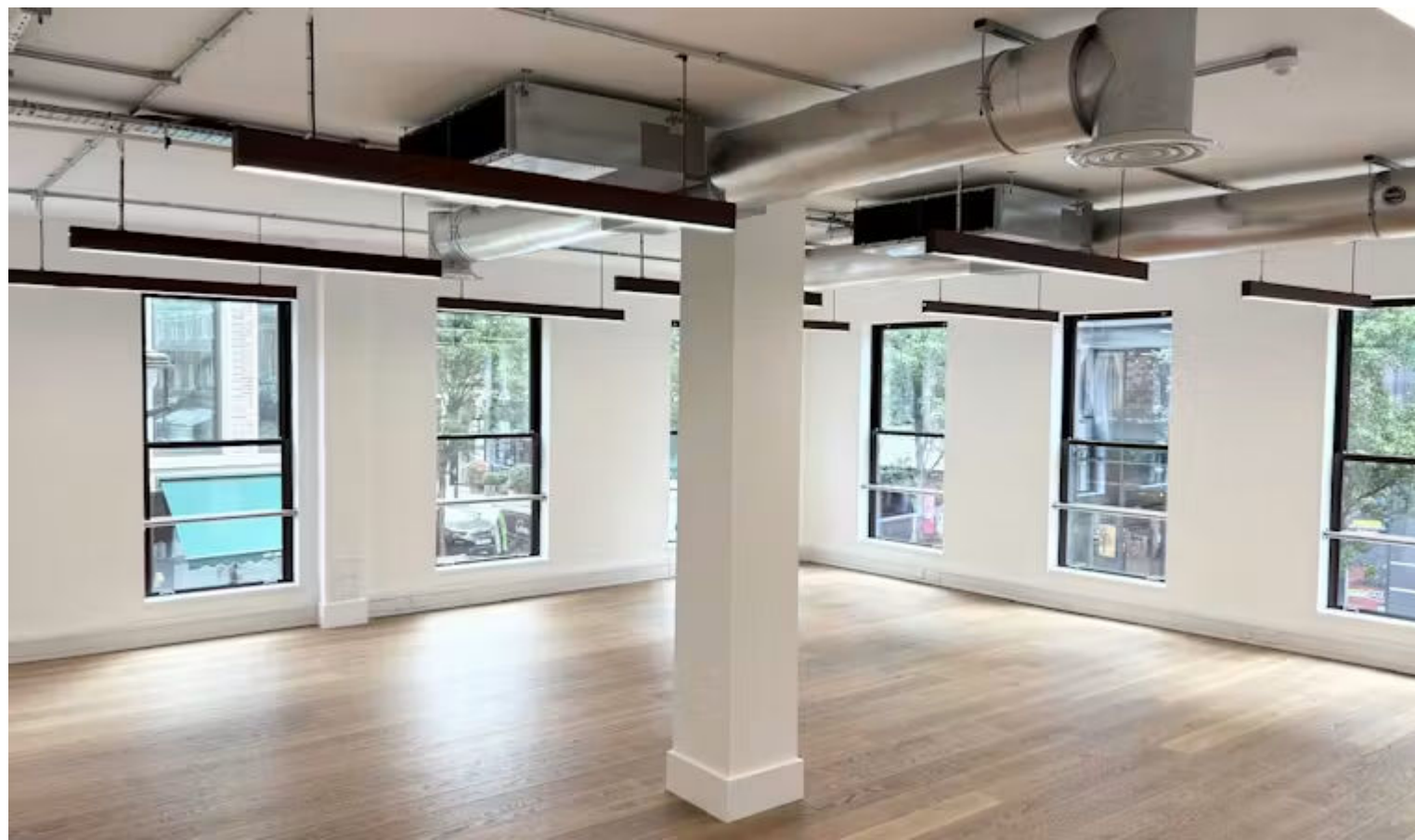
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- Corner Aspect
- VRV Comfort Cooling
- Exposed Ceiling
- Shared WC Facilities in the Common Parts
- Great Ceiling Heights
- LED Lighting
- Perimeter Trunking
- Wooden Floors

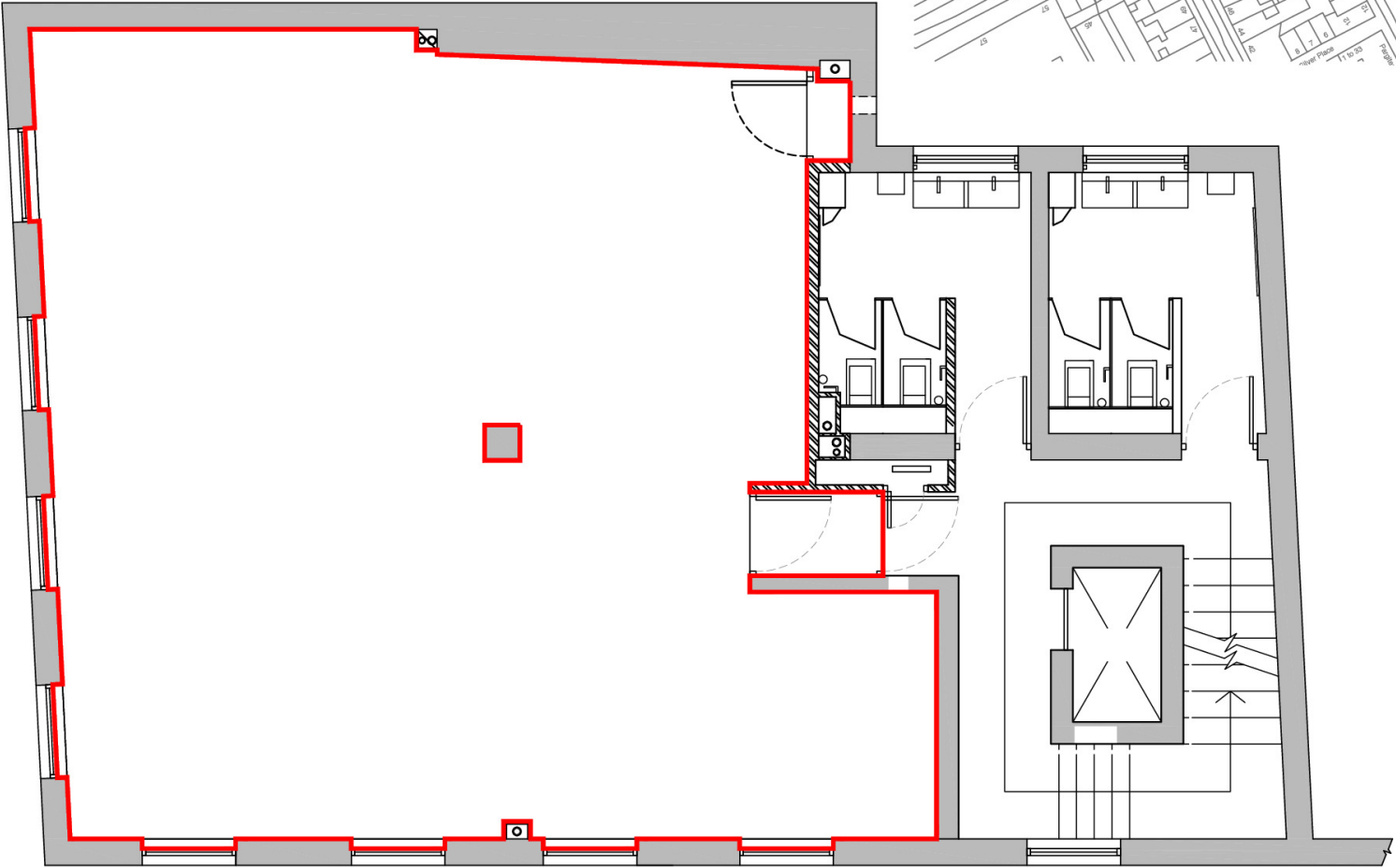
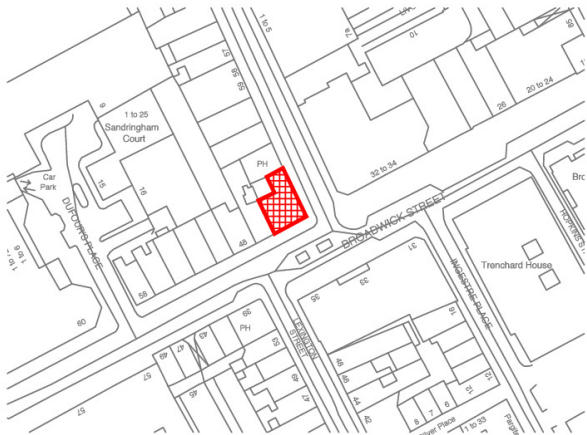
First Floor Lease Plan



Lease Plan 1:50 @ A3



Location Plan 1:1250 @ A3



- General Notes:
- 1) This drawing shall not be scaled. All dimensions are in mm unless otherwise stated. All dimensions shall be checked on site and any errors or inconsistencies reported to CORE CBS immediately.
  - 2) This drawing shall be read in conjunction with the other project drawings, specifications, employer's requirements, contract conditions, etc., prepared by CORE CBS and all other relevant information prepared by other consultants involved in the project.
  - 3) CORE CBS shall be informed in writing of any discrepancies/conflicts on this drawing or any other drawings, specifications, schedules, etc., prepared by CORE CBS or any other consultant prior to commencement of any works and seek written instruction on how to proceed.
  - 4) All works required to complete the project in accordance with the intent illustrated in the project drawings, specifications, employer's requirements, conditions of contract and any other consultants' design information shall be allowed for whether specifically referenced or not on this drawing.
  - 5) All products specified on this drawing shall be installed in accordance with the manufacturers' instructions, relevant British and European standards, codes of practice, BBA or other certification, etc.
  - 6) All works shall comply with the current Building Regulations and other statutory regulations.

Key:

| Revisions: |  |  |  |
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| No. | Date | Amendments | Initial |
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Status:  
Preliminary ☐ Planning ☐ Tender ☐ Construction ☐  
Lease Plan ☒ 9 Page ☐

Title:  
First Floor Lease Plan

Client:  
Burrox Investments Ltd

Project:  
63 Poland Street  
London  
W1F 7NY

CORE

CORE CBS Limited | St Mary's Court | The Broadway  
Amersham | Buckinghamshire | HP7 0UT  
t: 01494 957 555  
e: info@core-cbs.com  
w: www.core-cbs.com

|                   |            |
|-------------------|------------|
| Drawn:            | Date:      |
| MC                | 17-11-2020 |
| Scale:            | Checked:   |
| 1:1250 & 1:50 @A3 | GPB        |
| Drawing No.:      | Rev:       |
| 2020-114-001-LP   |            |

Accommodation

The accommodation comprises the following areas:

| NAME | SQ FT | SQ M  | RENT (SQ FT) | RATES PAYABLE (SQ FT) | SERVICE CHARGE (SQ FT) | TOTAL YEAR  | AVAILABILITY |
|------|-------|-------|--------------|-----------------------|------------------------|-------------|--------------|
| 1st  | 861   | 79.99 | £85          | £30.16                | £18.93                 | £115,451.49 | Available    |

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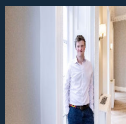
## CONTACT US



Mathis Piquiot

07856686966

mathis@coh.eu



Phil Frenay

02073992742 | 07818566174

phil@coh.eu

020 7408 1114

www.coh.eu

## Description

The accommodation offers efficient and characterful floorplates with close to 3m floor-to-ceiling heights, exposed ceilings, VRV comfort cooling and perimeter trunking throughout. Occupiers also benefit from shared WC facilities within the common parts and a generous passenger lift. The space would suit a range of smaller occupiers seeking self-contained accommodation in a prime Soho location.

## Location

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## EPC

Upon enquiry

## ANTI MONEY LAUNDERING

The successful applicant will be required to provide two forms of ID and proof/source of funds, to satisfy anti-money laundering protocols.

The above information contained within this email is sent subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements of dimensions contained in these particulars. Generated on 08/01/2025

# |CROSSLAND| |OTTER HUNT|

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Visit Our Office  
3-5 Barrett Street  
London  
W1U 1AY