

WHITE DRUCE & BROWN

PROPERTY CONSULTANTS

Elliott House, 28a Devonshire Street, London W1G 6PS

SELF CONTAINED SOHO OFFICES TO LET

2,066 sq ft

14 POLAND STREET LONDON W1F 8QD



- **Media Style Offices on first, second and third floors**
- **New effectively full repairing and insuring lease available at a rent of £69,500 per annum exclusive.**
- **Vacant possession offered September 2012**

www.whitedrucebrown.com

020 7467 5997

Fax 020 7224 5212

Location: The property is situated on the east side of Poland Street between the junctions of Noel Street and D'Arblay Street. Oxford Circus (Victoria, Bakerloo & Central Lines), Piccadilly (Piccadilly & Bakerloo) and Tottenham Court Road (Northern & Central Lines) underground stations are within easy walking distance.

Accommodation: The accommodation provides the following Net Internal Floor Areas:

First Floor 659 sq ft

Second Floor 693 sq ft

Third Floor 714 sq ft

Total 2,066 sq ft

Amenities: Excellent Natural light

Wooden floors

Electric Heating

Entryphone

WC's

Rent: £69,500 per annum exclusive

Rates 20012/13: First Floor £10,649 per annum (£23,250 RV @ £0.458)

Second Floor £10,534 per annum (£23,000 RV @ £0.458)

Third Floor £10,420 per annum (£22,750 RV @ £0.458)

Lease: A new full repairing and insuring lease for a term of 10 years with 5 year upward only rent review.

For further information please contact James Baker at White Druce & Brown.

Energy Performance Certificate

Non-Domestic Building



1ST, 2ND & 3RD FLOOR
14 Poland Street
LONDON
W1F 8QD

Certificate Reference Number:
9842-3096-0222-0701-7791

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient



.....Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

◀ **194**

This is how energy efficient the building is.

Technical Information

Main heating fuel:	Grid Supplied Electricity
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	241
Building complexity (NOS level):	3
Building emission rate (kgCO ₂ /m ²):	111.57

Benchmarks

Buildings similar to this one could have rating as follows:

29

If newly built

78

If typical of the existing stock

Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.

Administrative Information

This is an Energy Performance Certificate as defined in SI 2007:991 as amended.

Assessment Software:	G-ISBEM Ltd, G-ISBEM Standard, v17.0, SBEM, v4.1.d.0
Property Reference:	822277940001
Assessor Name:	Joseph Samson
Assessor Number:	EES/008711
Accreditation Scheme:	Elmhurst Energy Systems
Employer/Trading Name:	National Energy Consultants
Employer/Trading Address:	BOX 2773, LONDON, WC1N 3XX
Issue Date:	2012-06-14
Valid Until:	2022-06-13
Related Party Disclosure:	Not related to the occupier.

Recommendations for improving the property are contained in Report Reference Number: 0781-0742-4229-2996-7002

If you have a complaint or wish to confirm that the certificate is genuine

Details of the assessor and the relevant accreditation scheme are on the certificate. You can get contact details of the accreditation scheme from the Department's website at www.epb.dfpni.gov.uk, together with details of the procedures for confirming authenticity of a certificate and for making a complaint.

Opportunity to benefit from a Green Deal on this property

The Green Deal can help you cut your energy bills by making energy efficiency improvements at no upfront costs. Use the Green Deal to find trusted advisors who will come to your property, recommend measures that are right for you and help you access a range of accredited installers. Responsibility for repayments stays with the property – whoever pays the energy bills benefits so they are responsible for the payments.

To find out how you could use Green Deal finance to improve your property please call 0300 123 1234.