



NOLAND HOUSE

12-13 POLAND STREET, SOHO, W1

1,480 sq ft of newly refurbished, fully fitted private workspace remaining

NOLAND HOUSE

SHAPED FOR SUCCESS

In the heart of Soho and surrounded by the area's vibrant mix of dining, retail and cultural amenities, Noland House stands as an impressive Art Deco building offering newly refurbished CAT A+ workspace. The remaining 1st floor comprises 1,480 sq ft of fully fitted workspace with new furniture, a kitchenette, meeting room and breakout space, available on a new lease directly from the Landlord.

FLOOR	SQ FT	SQ M	WORKSTATIONS	AVAILABILITY
2nd				LET
1st	1,480	137.5	12	Available now
Total	1,480	137.5	12	



NOLAND HOUSE

1ST FLOOR

1,480 SQ FT / 137.5 SQ M

12x Workstations

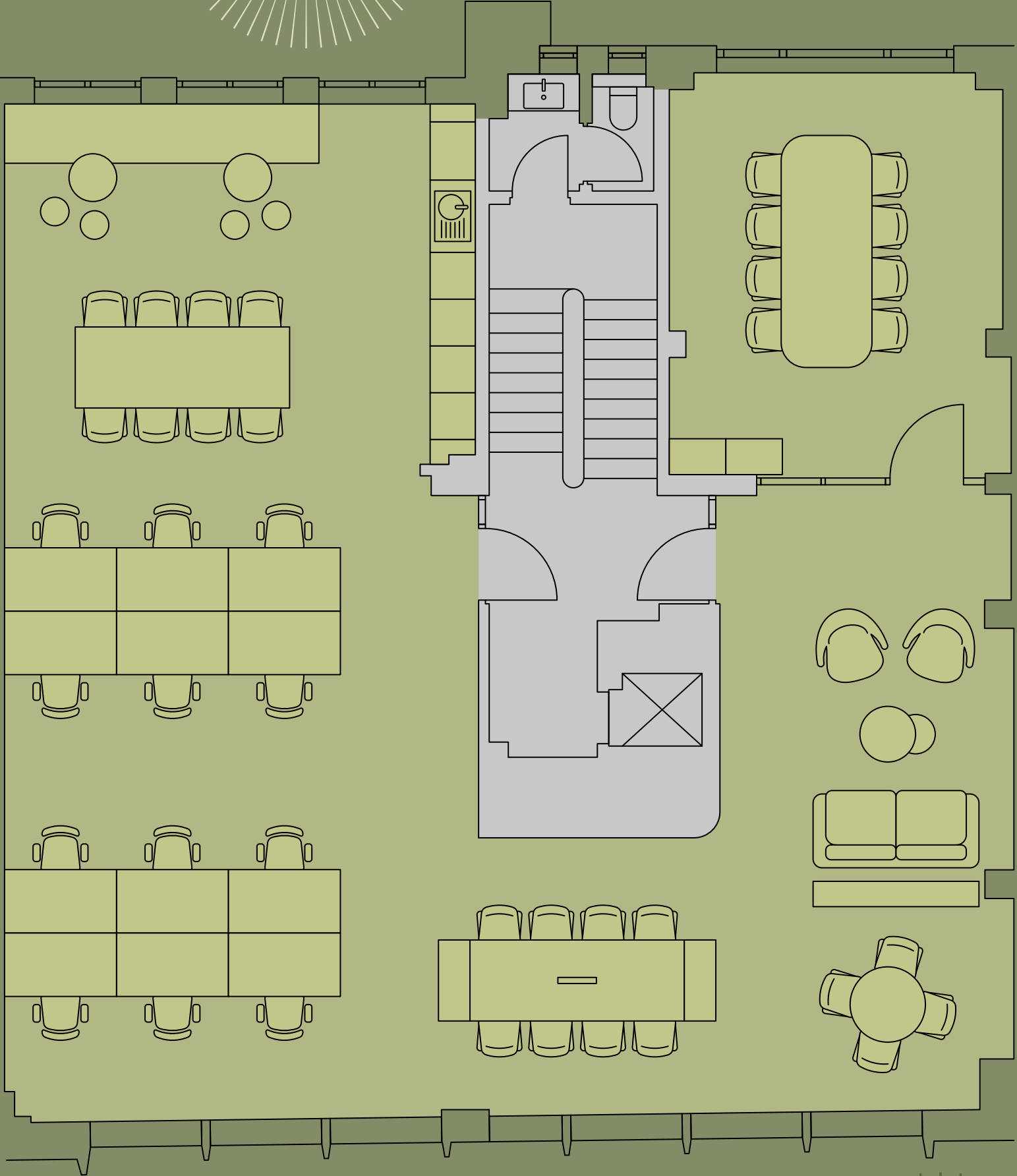
1x 8 person boardroom

1x 8 person touchdown bench

1x Kitchenette

2x Breakout areas

1x Client waiting lounge



Poland Street



NOLAND HOUSE







NOLAND HOUSE

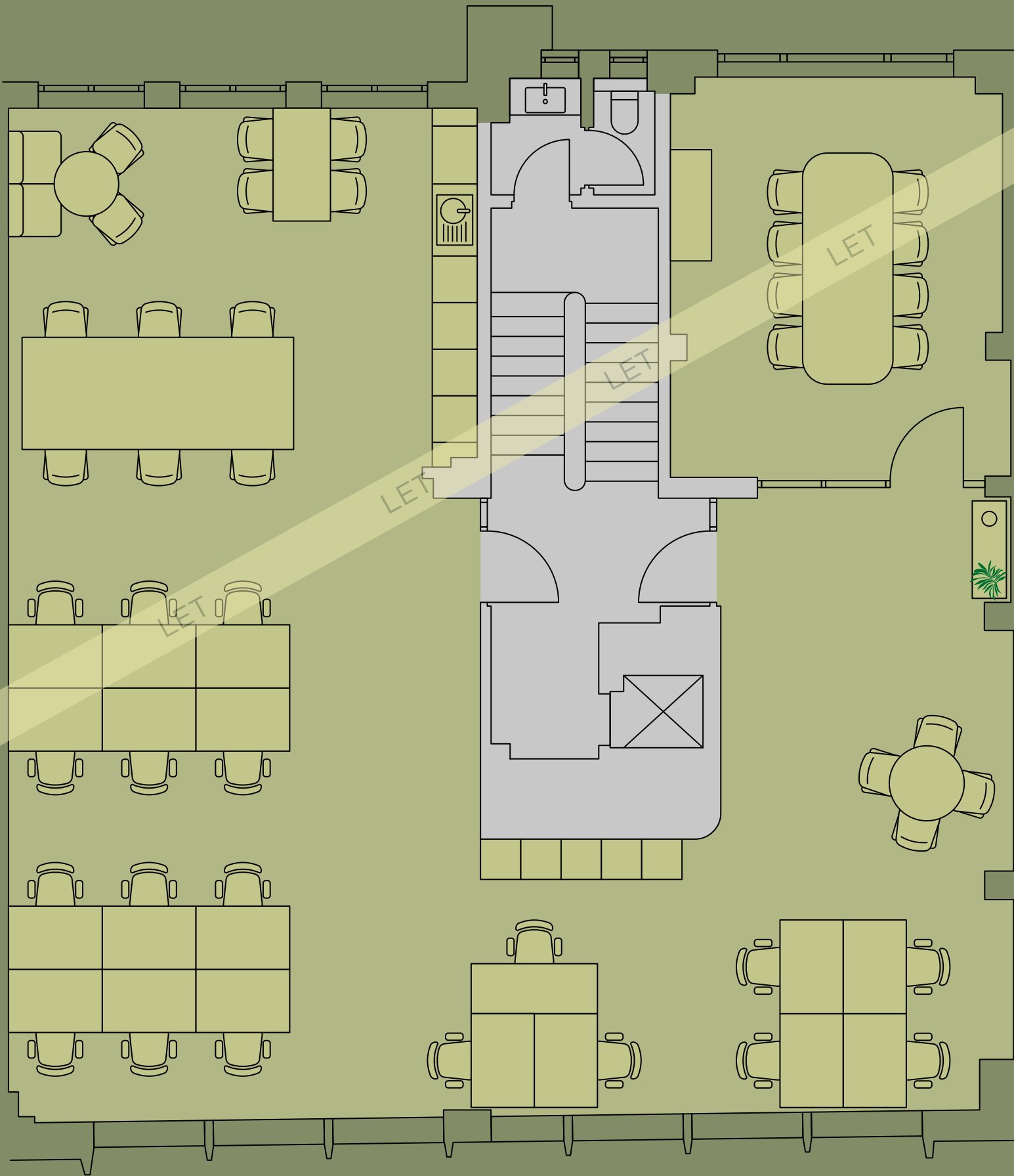


NOLAND HOUSE

2ND FLOOR

1,490 SQ FT / 138.4 SQ M

- 19x Workstations
- 1x 10 person boardroom
- 1x Kitchenette
- 2x Breakout areas
- 1x 6 person touchdown desk/dining table
- 20x Lockers



Poland Street



NOLAND HOUSE







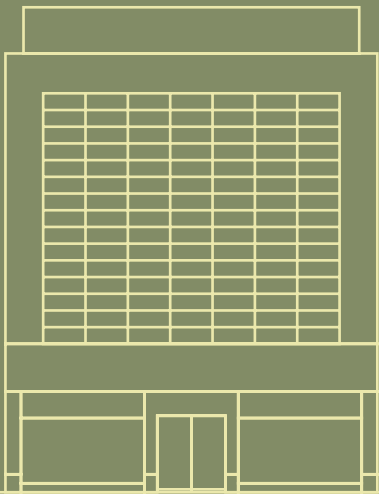
NOLAND HOUSE



NOLAND HOUSE

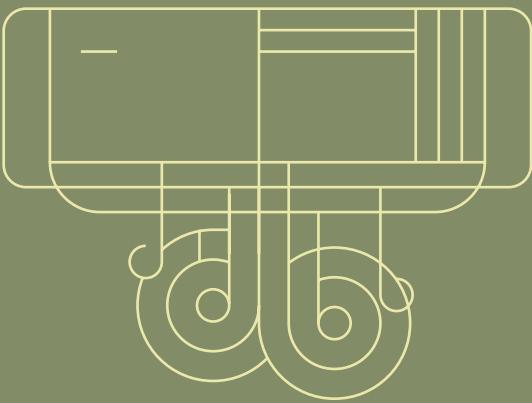
IMPRESSIVE ART DECO BUILDING

An Art Deco façade that brings timeless character and architectural distinction to Soho.



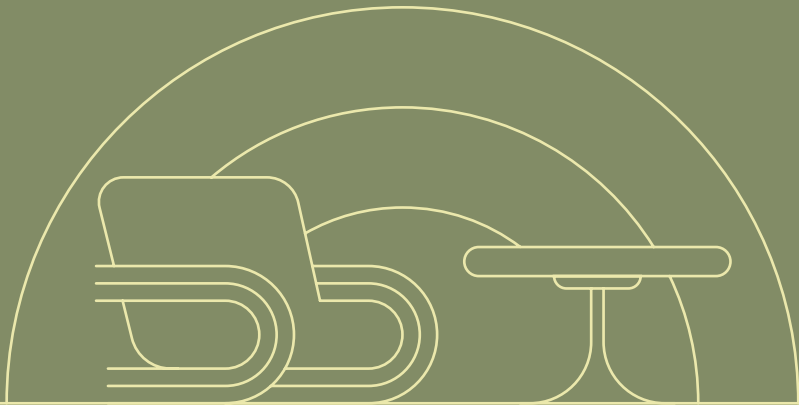
CLIMATE CONTROL

New heating and cooling systems provide efficient climate control for year-round comfort.



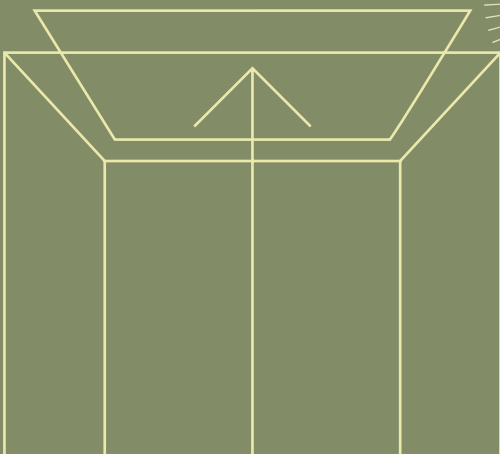
PRIVATE CAT A+ WORKSPACES

Fully refurbished CAT A + offices offer premium finishes and ready for immediate occupation.



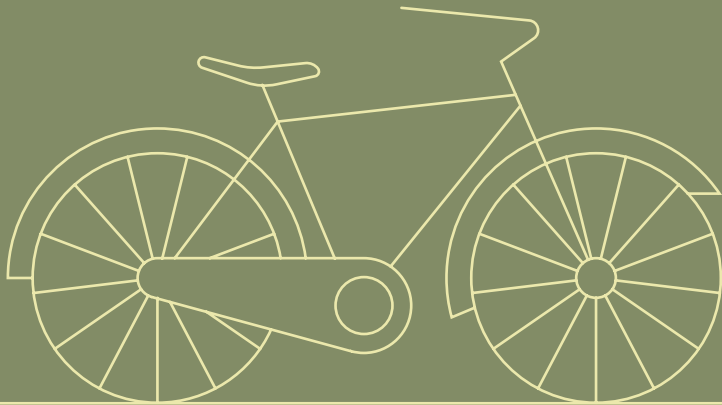
HIGH CEILINGS

Each floor benefits from excellent floor-to-ceiling heights of 3 meters plus.



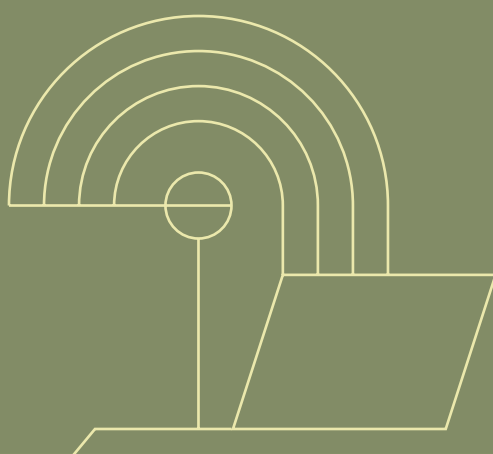
FULL END-OF-TRIP FACILITIES

Cycle storage, shower facilities and lockers are conveniently located on the building's lower ground floor.



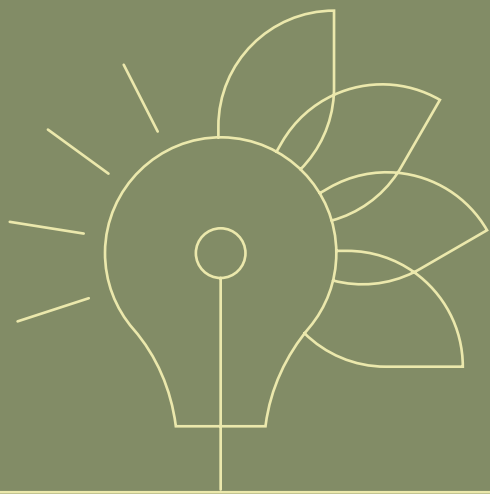
FIBRE NETWORK

Fully equipped with perimeter trunking and high-speed fibre connectivity, ready for seamless occupier operations.



HIGHEST ENERGY EFFICIENCY

Energy efficiency rating A.



IN THE HEART OF SOHO

Ideally located in the vibrant heart of Soho, surrounded by culture, dining, and entertainment.



NOLAND HOUSE

REVEL IN SOHO

Noland House is nestled in the heart of Soho, the City's most vibrant entertainment district. Offering immediate access to the very best of the West End with its renowned shopping streets and celebrated restaurants. The location is also home to London's premium gyms and beautiful green spaces. Connectivity is unrivalled, with Oxford Circus and Tottenham Court Road stations both within a four-minute walk, providing Underground and Elizabeth line services.



AMENITIES

Restaurants

- 1. 1947
- 2. Aqua Kyoto
- 3. Scarlett Green
- 4. Bubala
- 5. Ugly Dumpling
- 6. Dishoom
- 7. Pastaio
- 8. Flat Iron
- 9. Polpo
- 10. Bob Bob Ricard
- 11. INKO NITO
- 12. BAO
- 13. Brother Marcus
- 14. Blacklock
- 15. Randall & Aubin
- 16. The Duck & Rice
- 17. Temper
- 18. The Ivy
- 19. Yauatcha
- 20. 100 Wardour Street
- 21. Cay Tre
- 22. Barrafinà
- 23. Inamo
- 24. Kasa and Kin

Bars

- 1. The Devonshire
- 2. The Blue Posts
- 3. Mr Fogg’s
- 4. The Toucan
- 5. Soho House
- 6. Ronnie Scott’s
- 7. Century Club
- 8. Cahoots

Retail

- 1. Liberty’s
- 2. Breitling
- 3. Lululemon
- 4. Percival
- 5. END.
- 6. A.P.C.
- 7. Reckless Records
- 8. ARNE
- 9. Aime Leon Dore
- 10. Phonica Records
- 11. YMC

Gyms

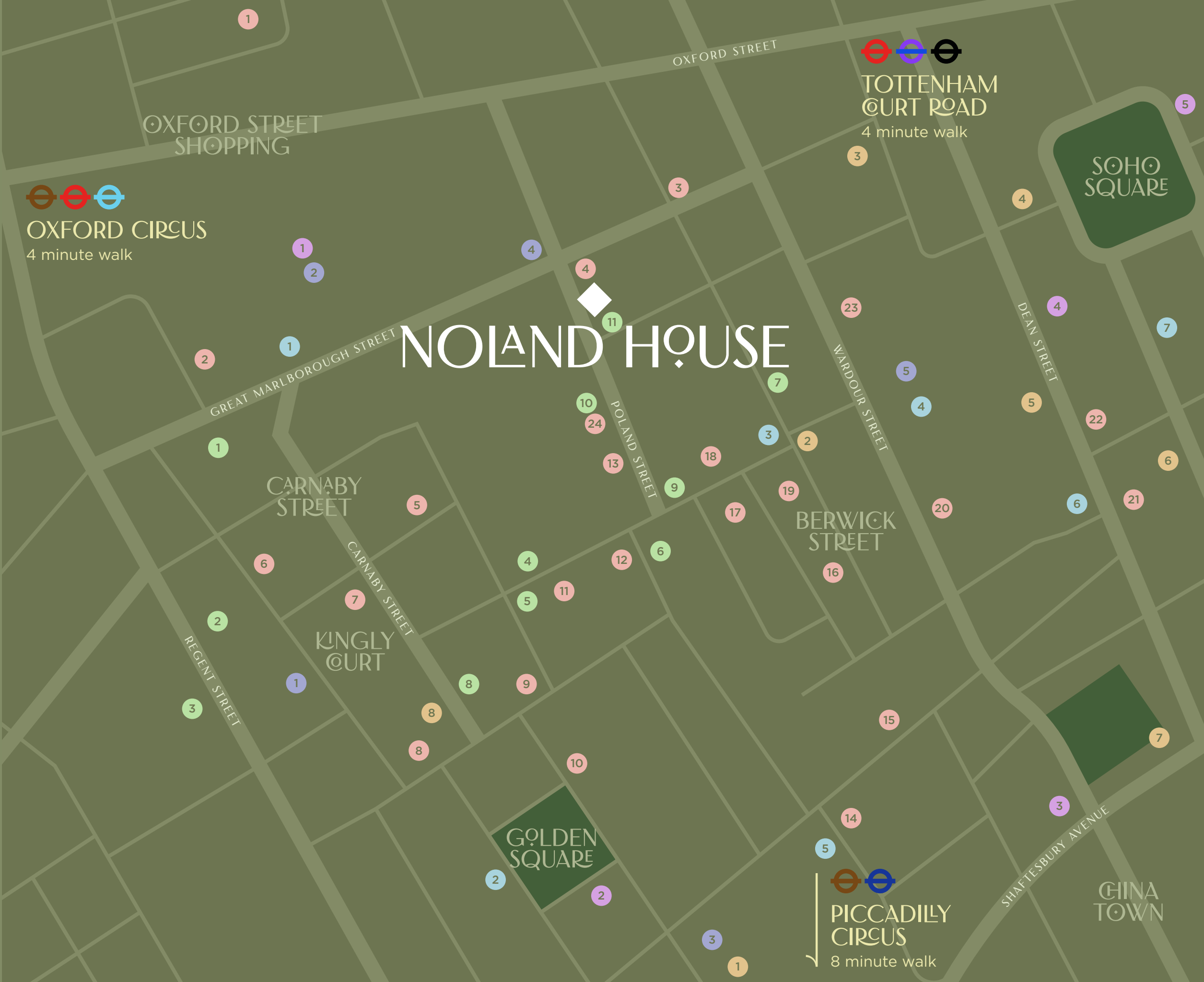
- 1. Barry’s
- 2. Fitness First
- 3. Thirdspace
- 4. SoulCycle
- 5. Fitness Lab

Hotels

- 1. Courthouse Hotel
- 2. Karma Sanctum
- 3. Broadwick Soho
- 4. The Soho Hotel
- 5. Ham Yard
- 6. Dean Street Townhouse
- 7. Hazlitt’s

Culture

- 1. The Photographer’s Gallery
- 2. Frith Street Gallery
- 3. Sondheim Theatre
- 4. Soho Theatre
- 5. 21 Soho



NOLAND HOUSE

SOHO, W1

www.nolandhouse.com

RX
LONDON

STAGE

Sophie Bartlett
sophie.bartlett@rx.london
07802 338 295

Ted Parr
ted.parr@rx.london
07985 697 304

Simon Lee
simon@stage-re.co.uk
07769 745 449

James Guyer
james@stage-re.co.uk
07885 770 728

Important notice relating to the Misrepresentation Act 1967 and the Property Mis-descriptions Act 1991: (i) the particulars are set out as a general outline only for guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or occupiers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. July 2026.

Marketing: [Stuart Chapman Design](#)