

Pollen

2,193 sq ft of CAT A+ workspace in the heart of Mayfair



Pollen8

8 Pollen Street is a recently developed office building with the 2nd floor currently available on a CAT A+ basis.

The building has become a thriving community that accommodates the ambitions of modern, progressive business.

Defined by a characterful exterior situated in a unique pedestrianised street, the expressive office interiors and floor plates have been designed to optimise occupational efficiency, Pollen8 is a catalyst for growth.

Summary specification

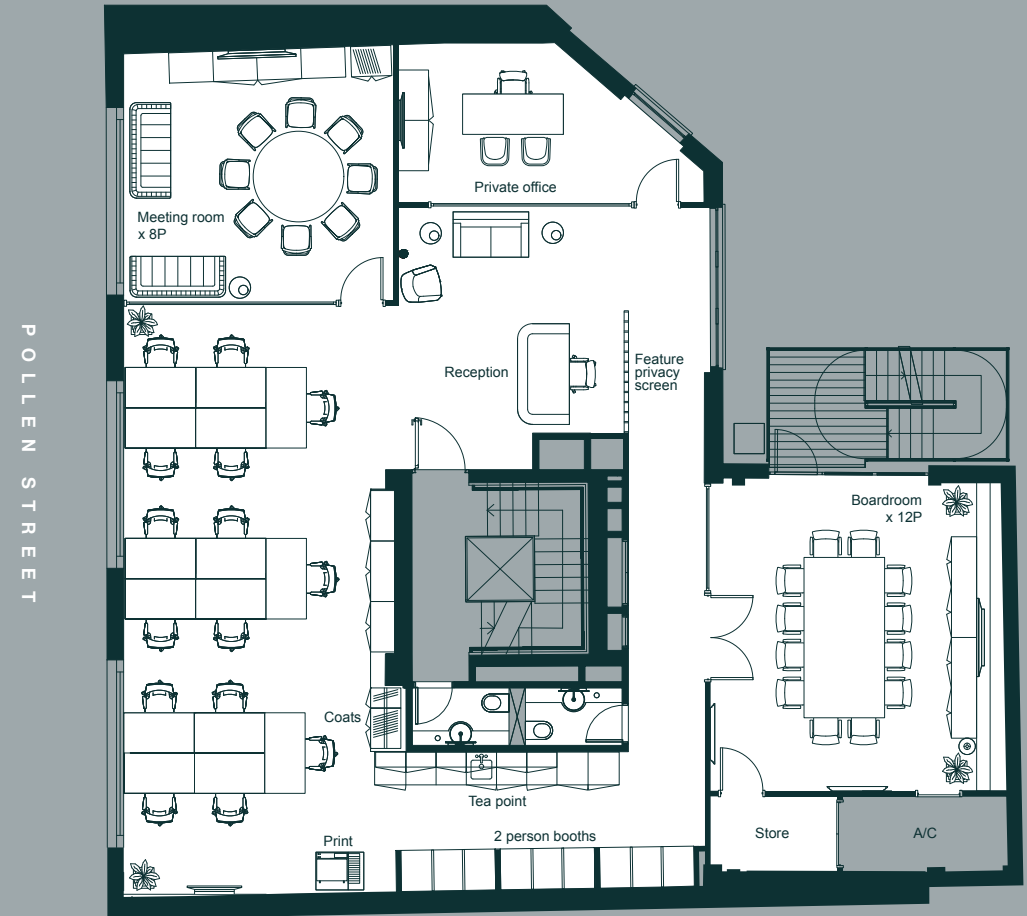
- _ 2,193 sq ft of CAT A+ workspace
- _ Flat MF ceiling with architectural linear lighting
- _ Floor to ceiling height of 2.72m
- _ Demised and communal WCs
- _ Highest quality fixtures, fittings and finishes
- _ Distinctive characterful façade with large windows
- _ Excellent natural daylight
- _ One passenger lift

Second floor



Second floor

Net internal area	2,193 sq ft ___ 203.7 sq m
Desks	15
12 person Boardroom	1
8 Person Meeting Room	1
Private Office	1
Total workpoints	22
Occupational density	1:9 sq m



Not to scale. For indicative purposes only.











Location

8 Pollen Street is just a four-minute walk from Bond Street and Oxford Circus stations, with access to the Elizabeth line and multiple tube lines offering enhanced connectivity.

Hanover Square, one minute away, has been transformed with modern offices, hotels and a landscaped pedestrianised environment.

Situated in prime Mayfair on Pollen Street, 8 Pollen Street is in a discreet yet characterful location. It's minutes from New Bond Street's luxury fashion and Savile Row's renowned tailors – capturing the elegance of 'cool Mayfair.'

Nearby Soho adds vibrancy, offering 24/7 energy, creativity and cultural diversity.



- | | |
|--------------------------|------------------------------------|
| 01. John Lewis | 21. London Palladium |
| 02. Delvaux London | 22. Aqua Spirit |
| 03. Manthan | 23. Liberty |
| 04. Church's London | 24. Dishoom |
| 05. Umu | 25. Ain't Nothin But The Blues Bar |
| 06. Sotheby's | 26. The White Horse |
| 07. Burberry | 27. Hamleys |
| 08. Louis Vuitton | 28. Frescobaldi |
| 09. Cecconi's | 29. Cirque Le Soir |
| 10. Sabor | 30. Kingly Court |
| 11. Sotheby's Coffee Bar | 31. Cahoots |
| 12. The Windmill | 32. Be At One |
| 13. Sketch | 33. Nopi |
| 14. Mary's | 34. Bob Bob Ricard |
| 15. Apple Store | |
| 16. Nike Town | |
| 17. The Oxford Market | |
| 18. Chishuru | |
| 19. Côte Brasserie | |
| 20. Inca London | |

Soho Theatre_Top Left

One of many theatre, cabaret, comedy or music venues that have launched a thousand careers.

New Bond Street_Top Right

Unrivalled, the world's most luxurious shopping street.

Sketch_Bottom Left

A Michelin starred, destination restaurant for food, drink and art.

Savile Row_Bottom Right

Famously known the world over for fine tailoring, Savile Row has been following these exalted traditions for nearly 300 years.



RX
LONDON

A DEVELOPMENT BY
BNF | MORGAN
REAL ESTATE

Alex Walters
alex.walters@realestate.bnpparibas
07900 607055

Jack Rose
jack.rose@rx.london
07590 814 753

Alex Hunt
alex.hunt@realestate.bnpparibas
07717 493802

Jack Moates
jack.moates@rx.london
07494 232 394

Misrepresentation Act 1967 and declaration BNP Paribas Real Estate and RX London for themselves and for the vendor/ lessor as agents for the vendor/lessor gives notice that: 1. We provide the information contained in these particulars for guidance to intending purchasers, licensees or any other third parties and they are for your general information only and will be used at your own risk. 2. We will use all reasonable endeavours to ensure the accuracy of information, however, we do not guarantee or warrant the accuracy or completeness, factual correctness or reliability of any information in the particulars (especially as the information may have been obtained from third parties) and do not accept any liability for any errors or omission including any inaccuracies or typographical errors. 3. Any interested purchasers, licensees or any other third parties should not view the information in the particulars as statements or representations of fact and should satisfy themselves that the facts and specific details in the particulars are correct and accurate especially in relation to floor areas and other measurements through inspection or other means, as appropriate, and will be responsible for taking independent surveys or valuations before entering into any legally binding transaction in respect of the property or premises that is the subject matter of these particulars. 4. We have not made any investigations or otherwise of any issues concerning pollution and potential land, building, air or water contamination. Prospective purchasers, licensees or any other third parties must undertake their own enquiries and satisfy themselves in this regard. 5. Unless otherwise stated, all prices and rents are quoted exclusive of VAT. May 2026. Designed and produced by sy.london. (SYO53565).