

HEND HOUSE, 233 SHAFTESBURY AVENUE, COVENT GARDEN, LONDON WC2

**PREMIUM FULLY FITTED & FURNISHED OFFICES
WITH ACCESS TO A RANGE OF EXCEPTIONAL BUILDING AMENITIES**

2,057 SQ FT (191 SQ.M) APPROX



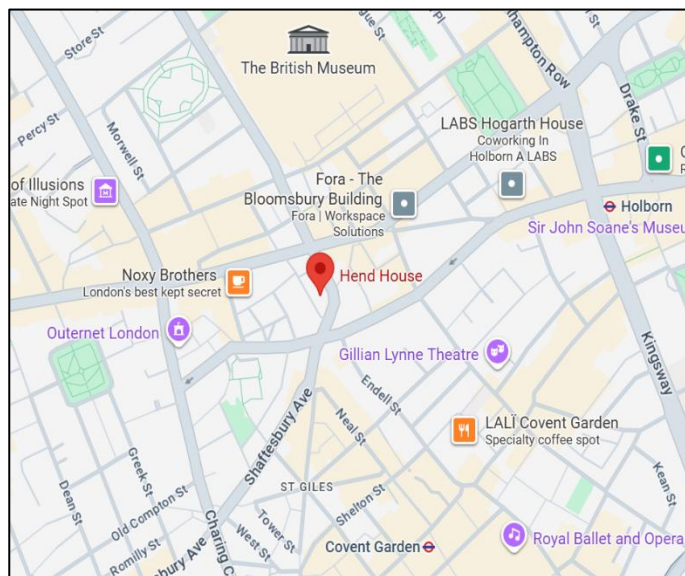
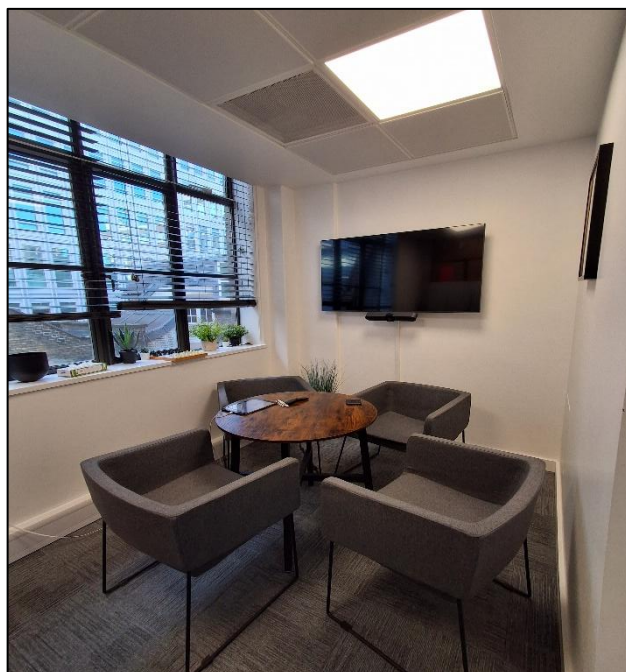
LOCATION

This prestigious and prominent art deco Grade II listed office building is located on the west side of Shaftesbury Avenue, within a minute's walk of Tottenham Court Road (including Elizabeth Line) and in close proximity to Holborn and Covent Garden Underground Stations.

The offices are exceptionally well located for the excellent hotel, restaurant and shopping facilities of nearby Soho and Covent Garden.

ACCOMMODATION

This modern, fully fitted & furnished third-floor office suite is arranged in an open planned area and providing circa 28 desks, an impressive boardroom, further offices / meeting rooms and a kitchen / break out area all in excellent condition and extending to approx. 2,057 sq ft (191 sq m).



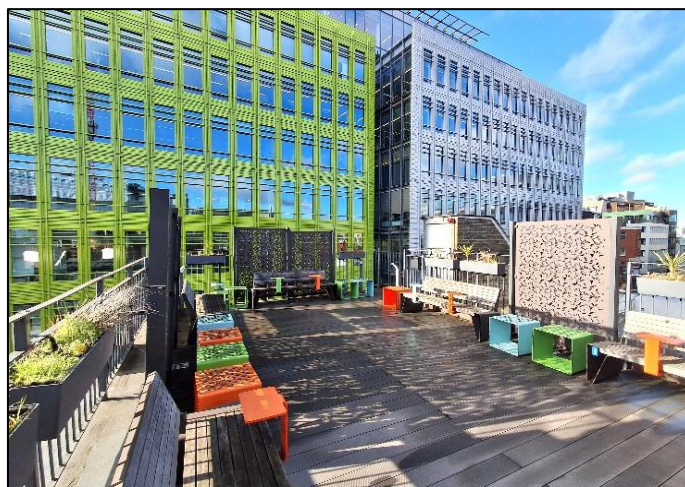
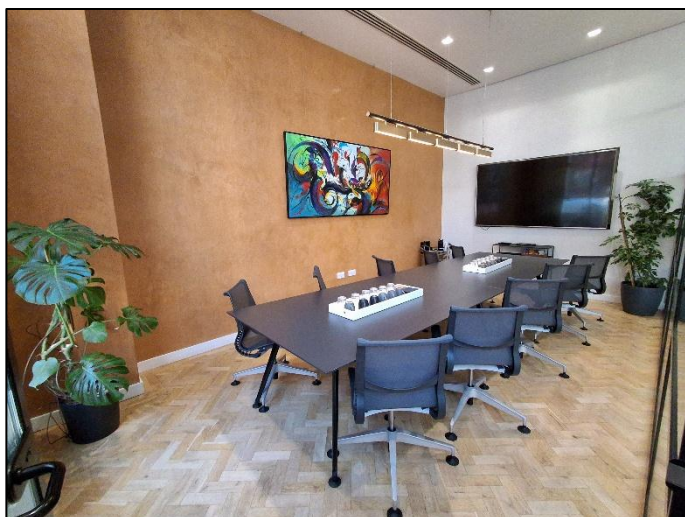
For more information, visit eddisons.com
020 3205 0204



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ADDED AMENITIES

- Additional boardroom
- Fifth-floor clubhouse & terrace
- Private cinema & presentation room



FEATURES

- Fully fitted and furnished
- Air conditioning
- Lift
- Attended ground floor entrance
- Bike storage and showers
- Excellent daylight

RENT & LEASE

£180,000 per annum exclusive plus VAT (£87.50 psf). New Lease.

EPC

B-42.

VIEWING

By appointment through landlord's sole agents:

BTG Eddisons

Richard Spencer: 07778 521230

&

Omar Saad: 07483 111764

