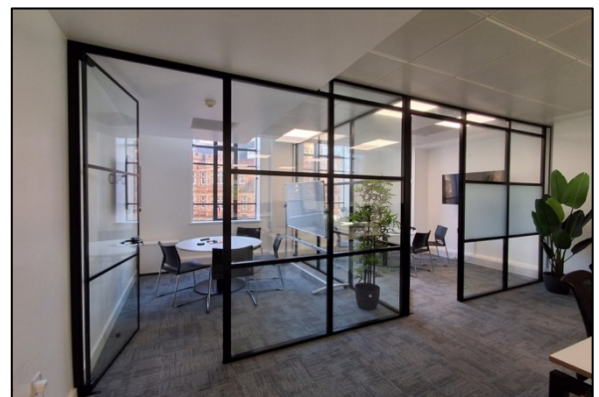
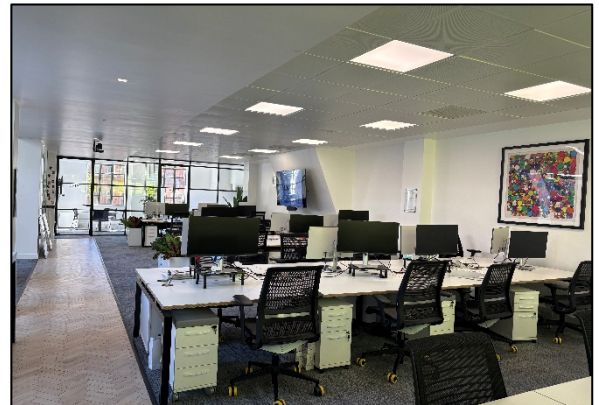


**HEND HOUSE, 233 SHAFTESBURY AVENUE
LONDON WC2**

**FULLY FITTED & FURNISHED PREMIUM OFFICES TO LET
WITH ACCESS TO A CLUBHOUSE,
ROOF TERRACE AND PRIVATE CINEMA
2,057 SQ FT (191 SQ.M) APPROX**

FULLY REFURBISHED ART DECO GRADE II LISTED BUILDING



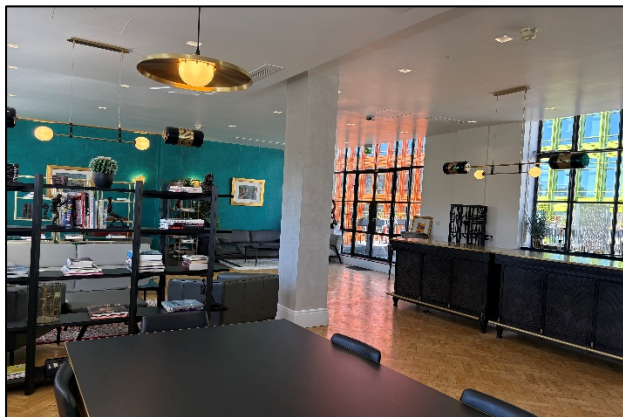
LOCATION

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 third floor office suite is fully fitted and furnished, providing an open plan area of circa 28 desks together with an impressive boardroom and further offices/ meeting rooms, kitchen/break out area all in excellent condition and extending to approx. 2,057 sq ft (191 sq m).

Added facilities include a fifth-floor clubhouse and terrace , private cinema, and additional boardroom.



FEATURES

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

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

For more information, visit eddisons.com

020 3205 0204



BTG Eddisons is the trading name of Eddisons Commercial Ltd. The company for itself and for the vendors or lessors of this property for whom it acts as agents give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or lessees 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 (iii) no person in the employment of Eddisons has any authority to make or give any representation or warranty whatever in relation to this property.

NOT TO SCALE
INDICATIVE ONLY

