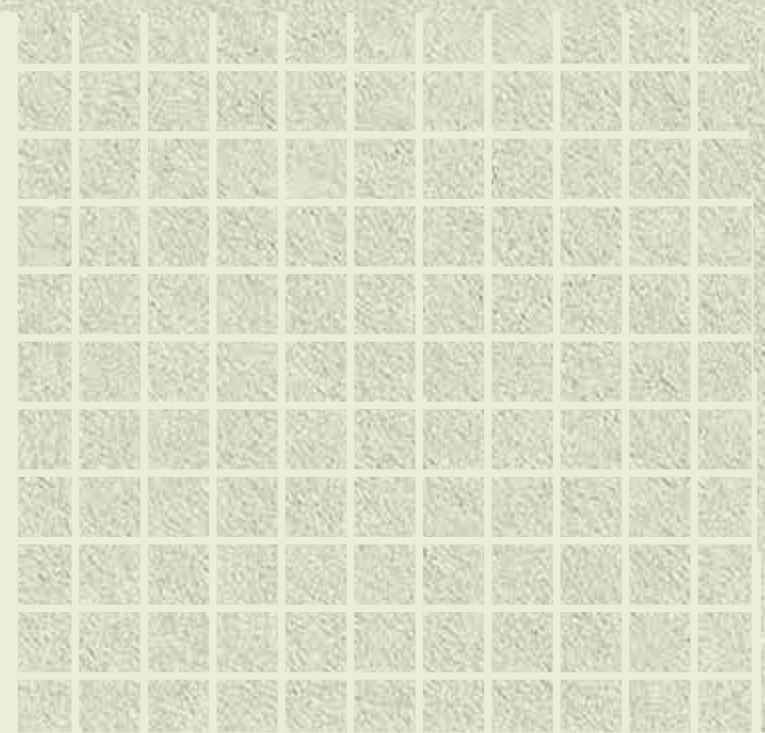


742 SQ FT – 1,487 SQ FT
NEWLY REFURBISHED OFFICES

77

SHELTON
ST_WC2



THE BUILDING

742 SQ FT – 1,487 SQ FT
FULLY FITTED OFFICES WITH
COMMUNAL ROOF TERRACE

77

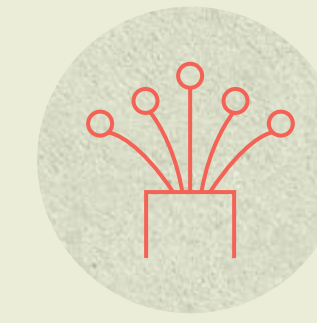


SPECIFICATION

START WORK THE RIGHT WAY



AIR CONDITIONING



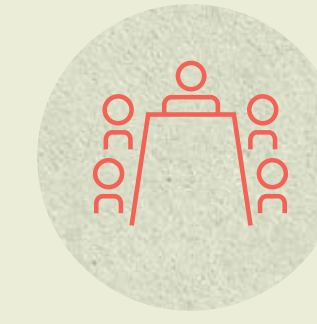
PERIMETER TRUNKING



MANNED RECEPTION



12 PERSON BOARD ROOM



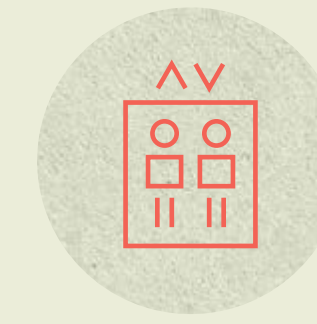
6/8 PERSON MEETING ROOM



COMMUNAL TERRACE



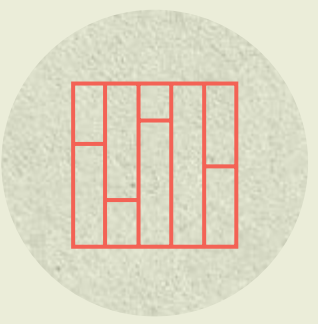
SHOWERS & CYCLE RACKS



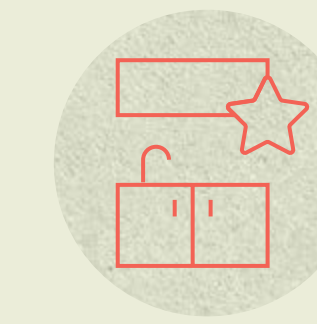
4 PERSON PASSENGER LIFT



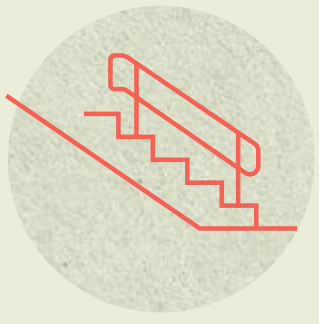
NEW MALE/FEMALE TOILETS



LVT WOOD FLOORING



KITCHENETTE



DDA COMPLIANT

THE SPACE

FLEXIBLE AND MOVE-IN READY



Each space is thoughtfully designed and fully equipped with contemporary kitchenettes, adaptable workstations, and inviting meeting and breakout areas. Every detail has been considered to create an environment that supports focus, collaboration, and comfort.

WITH EXCELLENT NATURAL LIGHT

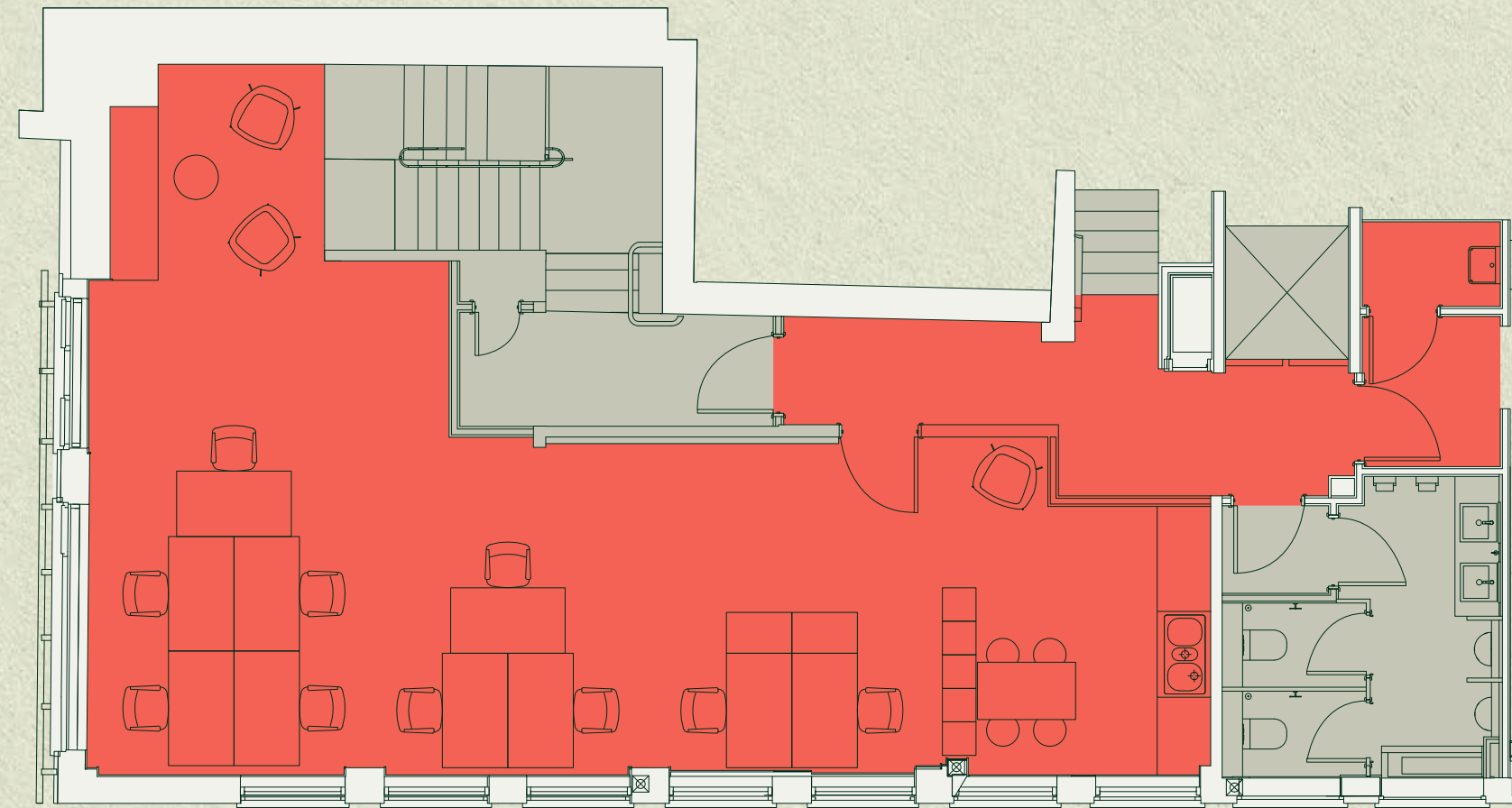
FLOOR PLANS & AVAILABILITY

OPEN PLAN WORKSPACE

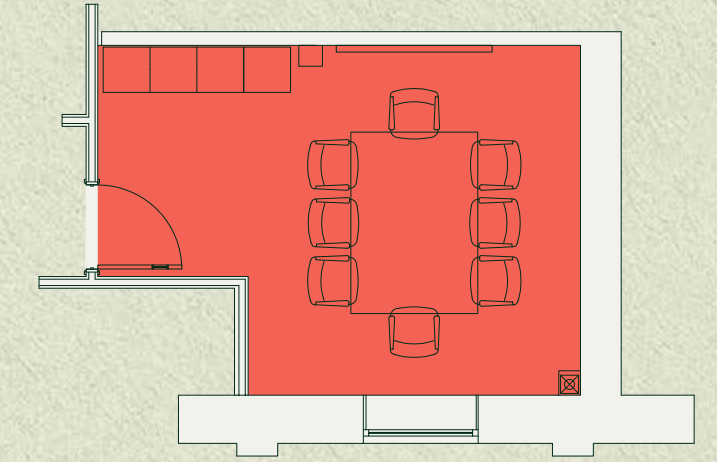
	SQFT	SQ M
SECOND	745	69.2
FIRST	742	68.9
	1,487	138.1

The available units both front Shelton Street, offering attractive views that lead the eye directly toward Seven Dials. Inside, each space has been crafted with exceptional flexibility, allowing businesses to shape the environment to suit evolving needs and ways of working.

FIRST FLOOR



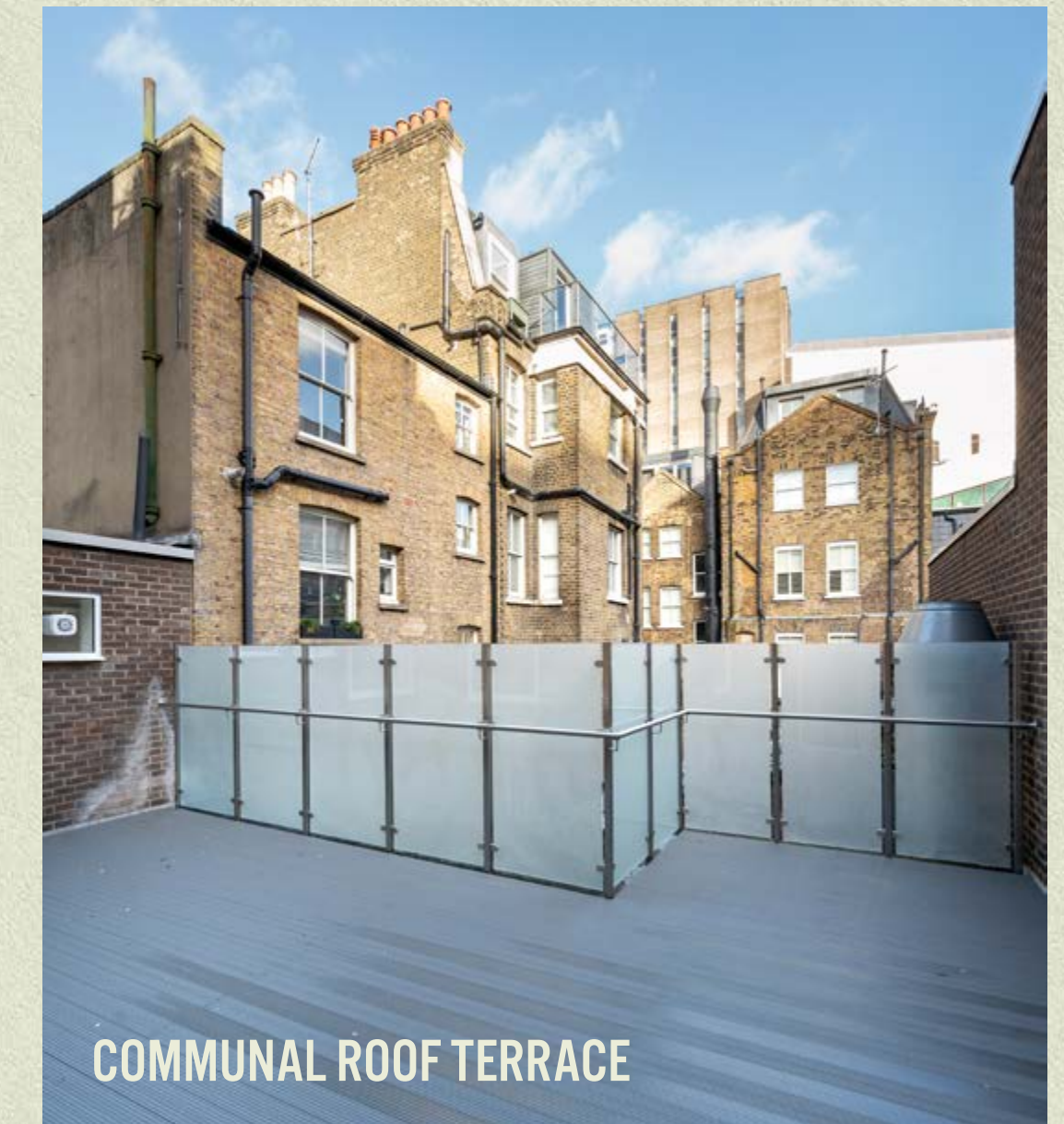
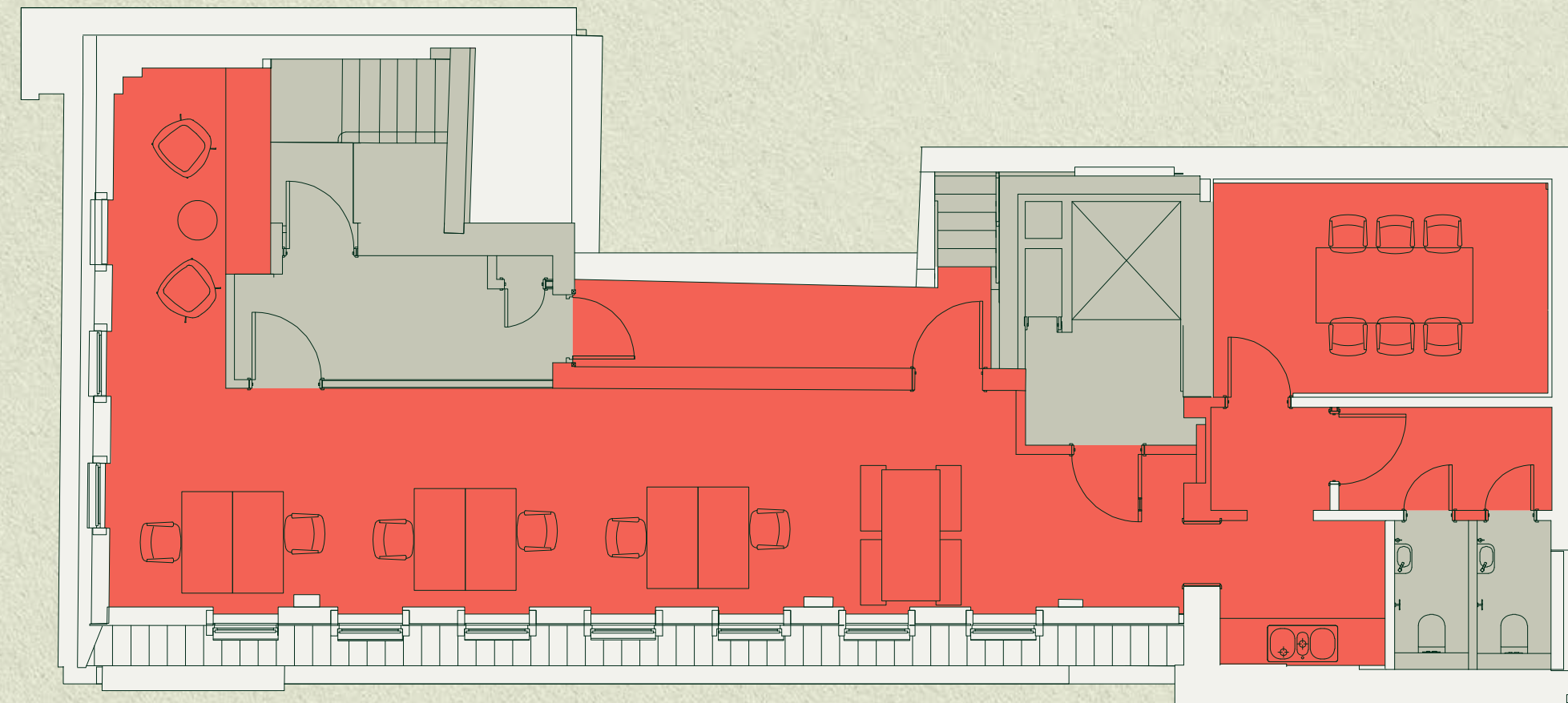
GROUND FLOOR MEETING ROOM



KEY

- Office
- Core

SECOND FLOOR



COMMUNAL ROOF TERRACE

Plans not to scale. For indicative purposes only.

THE LOCATION



WHERE COVENT GARDEN

MEETS

SEVEN DIALS



CONNECTIVITY

CONNECTED NEAR AND FAR

The building is positioned just moments from Covent Garden Station, which offers Piccadilly Line services. The Elizabeth Line at Tottenham Court Road, and National Rail Services at Charing Cross are also within easy reach.



STATION WALK TIMES



COVENT GARDEN



LEICESTER SQUARE



TOTTENHAM COURT RD



CHARING CROSS



BARS & CAFES

- 1 The Escapologist
- 2 Blame Gloria
- 3 The Porterhouse
- 4 Punch & Judy
- 5 The Lamb & Flag
- 6 Notes
- 7 Arabica
- 8 Grind
- 9 Blank Street Coffee
- 10 Monmouth

RESTAURANTS

- 1 Hawksmoor
- 2 Blacklock
- 3 Ivy Market Grill
- 4 Cora Pearl
- 5 Balthazar
- 6 Flat Iron
- 7 Dishoom
- 8 Brother Marcus
- 9 Temper
- 10 EL&N Deli & Bakery

HOTELS

- 1 Haymarket Hotel
- 2 One Aldwych
- 3 Covent Garden Hotel
- 4 St Martins Lane
- 5 The Savoy

THE BUILDING

For further information or to arrange a viewing,
please contact the letting agents:

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Misrepresentations Act 1967 - Whist all the information in this brochure is believed to be correct, neither the agent nor the client guarantee its accuracy nor is it intended to form any part of any contract. All areas quoted are approximate. December 2025.

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