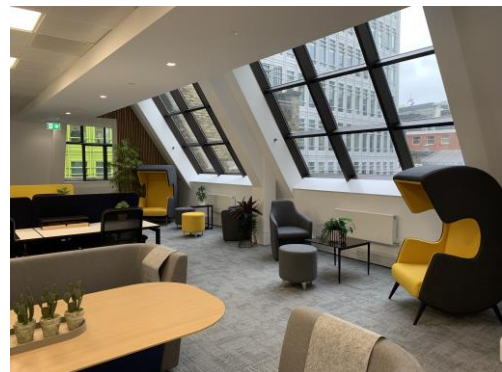


**FULLY FITTED AND FURNISHED PREMIUM OFFICES TO LET
WITH ACCESS BY ARRANGEMENT TO CLUBHOUSE, ROOF TERRACE AND PRIVATE
CINEMA / PRESENTATION AND CONFERENCE AREA**

1,700 SQ FT (158 SQ.M) APPROX

FULLY REFURBISHED ART DECO GRADE II LISTED BUILDING

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



LOCATION

This prestigious and prominent art deco Grade II listed office building is located on the west side of Shaftesbury Avenue, close to the junction with New Oxford Street. The offices are exceptionally well located for the excellent hotel, restaurant and shopping facilities of nearby Soho and Covent Garden. Tottenham Court Road (including Elizabeth Line), Holborn and Covent Garden Underground Stations are within close proximity.

For more information visit eddisons.com
T: 020 3205 0200

Subject to contract and exclusive of VAT if applicable

Important - Eddisons give notice that: 1: The particulars are set out as a general outline for guidance of intending purchasers/tenants and do not constitute, nor constitute part of, an offer or contract. 2: 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 purchaser/tenant 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. 3: No person in the employment of Eddisons has any authority to make or give any representation or warranty whatever in relation to this property. • Regulated by RICS

ACCOMMODATION The fully fitted and furnished fourth floor suite currently provides seating for circa 24 desks together with two meeting rooms and stunning kitchen/break out area all in excellent condition and extending to approx. 1,700 sq ft (158 sq.m).



FEATURES

- Fully fitted and furnished
- Air conditioning
- Data cabling
- Passenger lift
- Attended ground floor entrance
- 5th floor Clubhouse / Terrace by arrangement
- Cinema / Presentation and Conference area by arrangement
- Bike storage and showers

RENT & LEASE

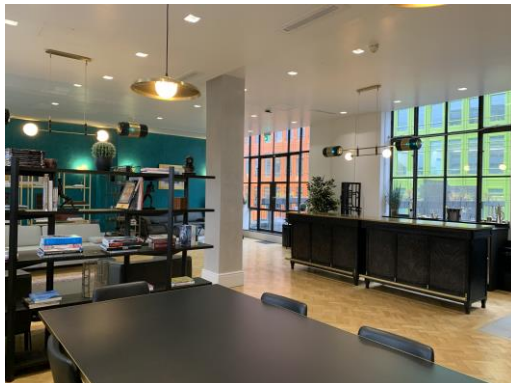
£144,500 per annum exclusive plus VAT (£85.00 psf). New Lease.

EPC

B-42.

VIEWING

By appointment through landlord's sole agents - Richard Spencer 07778 521230



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