

77 SHELTON STREET

1,500 sq. ft available TO LET

In two newly refurbished Cat A Plus units



In the heart of Covent Garden

For further information please contact:

Rob Skioldebrand

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Prince Frederick House

35/39 Maddox Street

London

W1S 2PP

brayfoxsmith.com

Description

The entire building has undergone an extensive refurbishment throughout, to deliver a large and impressive new entrance and reception with timber panelled walls, feature lighting and contemporary furniture. Both units are fully fitted with kitchenettes, flexible workstations and meeting rooms/break out space. Level 2 has demised WC's. The available units both front Shelton Street with attractive views straight down Shelton Street towards Seven Dials.

Location

The property is located at the junction with Arne Street, mid way between Aldwych and High Holborn in the heart of Covent Garden. Covent Garden is at the heart of London's entertainment district an international destination for retail, culture and the arts.

The historic Covent Garden Piazza is one of London's most visited tourist destinations offering a range of al fresco dining, performing arts, museums and the World famous Opera House.

77 Shelton Street is highly connected, within a 10-minute walk of Tottenham Court Road, Holborn and Covent Garden Underground stations, providing access to the recently opened Elizabeth Line, Northern Line and Piccadilly Line.



Accommodation

Floor	Sq Ft	Sqm
Level 2	745	69.2
Level 1	742	68.9

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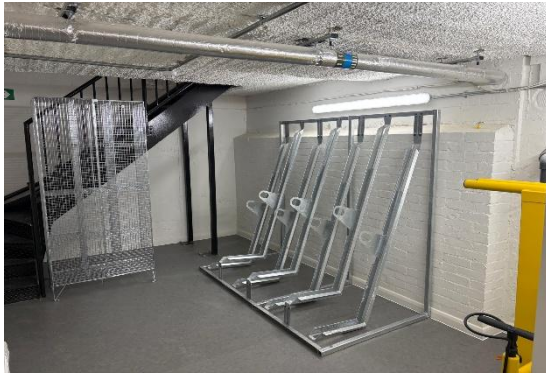
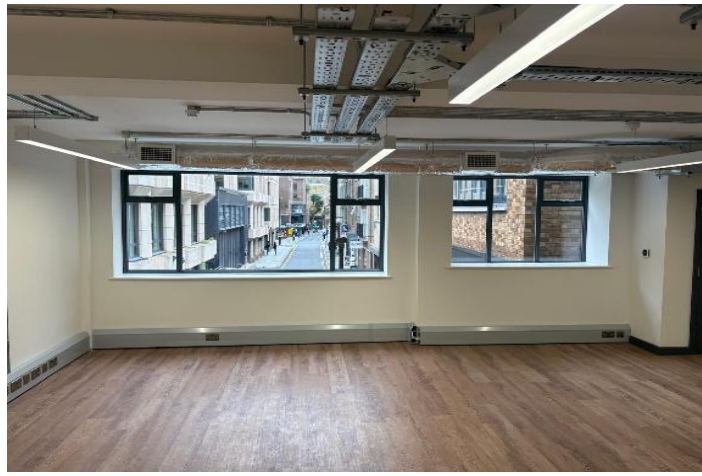
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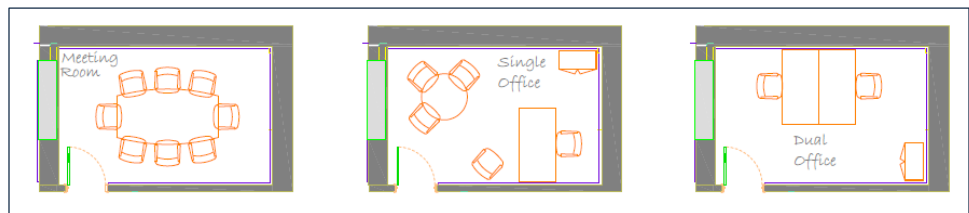
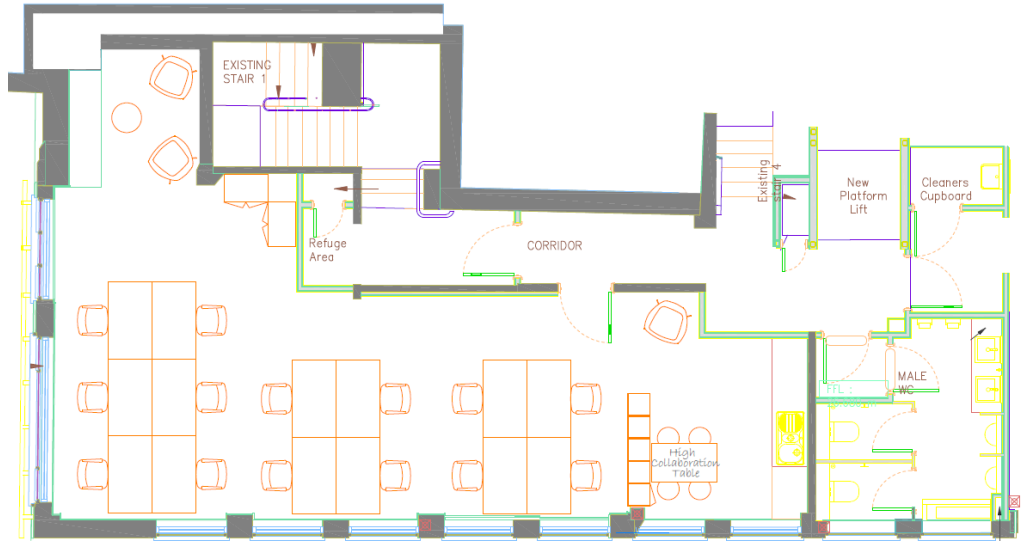


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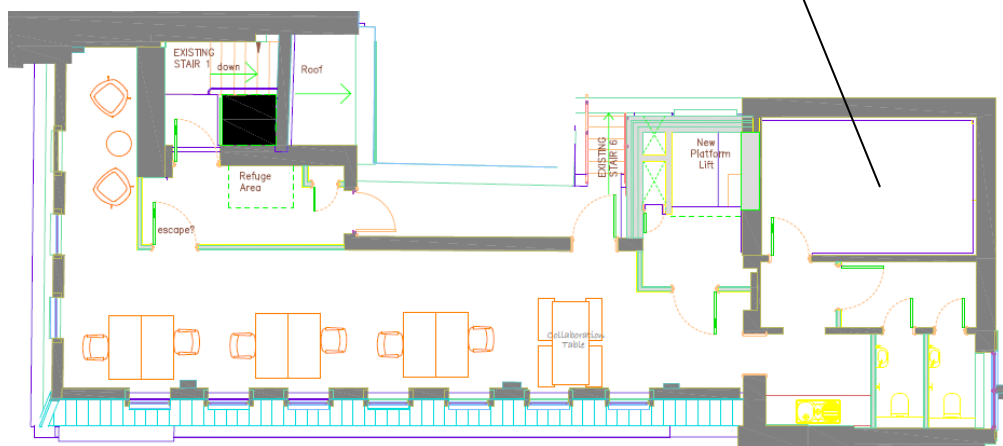
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First Floor



Second Floor



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Specification

- Air Conditioning
- Perimeter trunking
- Secondary Glazing
- Kitchenette
- LVT wood flooring
- Shared Roof Terrace
- Showers & Cycle racks
- 4 Person passenger lift
- New M/F WC's
- 12 Person Board Room and 6/8 person meeting room (available on booking basis)
- DDA Compliant
- 24 hour access
- Manned Reception

Terms

A new lease for a term by arrangement

Rent

Level 2 - £72.50 per sq ft

Level 1 - £79.50 per sq ft

Business Rates

Approx £17.48psf

EPC

TBC

Service Charge

£16.92psf

Viewings

Strictly by prior arrangement through sole agents.

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