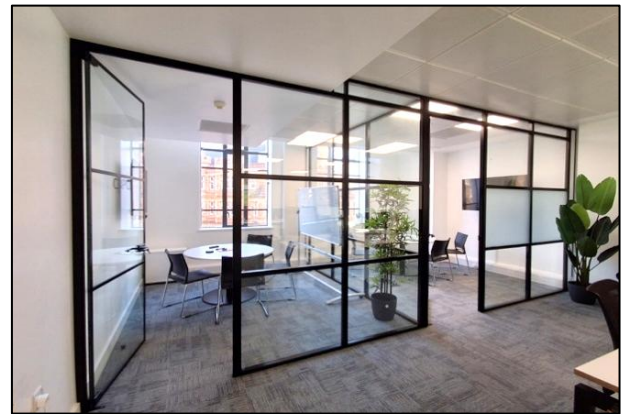


## **HEND HOUSE, 233 SHAFTESBURY AVENUE LONDON WC2**

**PREMIUM FULLY FITTED & FURNISHED OFFICES TO LET  
WITH ACCESS TO CLUBHOUSE & ROOF TERRACE**

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



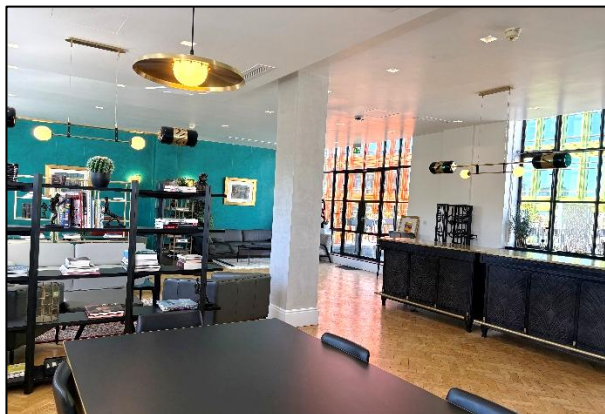
### **LOCATION**

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 third-floor office suite is fully fitted and furnished, providing an open plan area of circa 28 desks together with 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).

**Unique Facilities:** An additional boardroom, fifth-floor clubhouse, terrace, private cinema & presentation area by arrangement.



## 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](http://eddisons.com)  
020 3205 0204



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