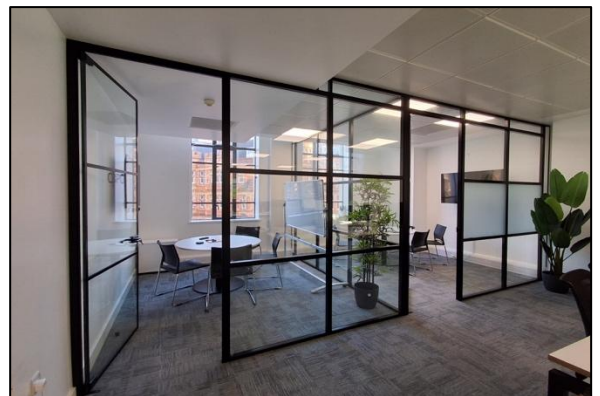
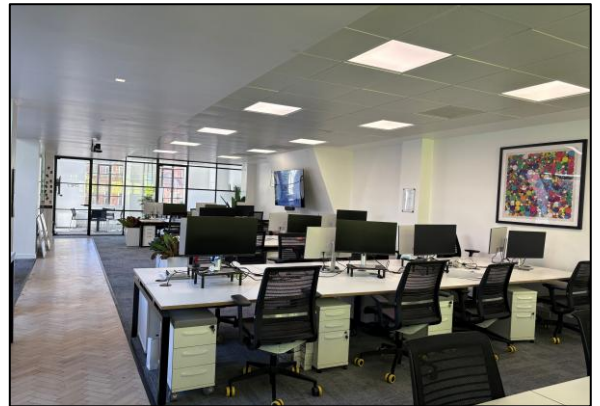


**HEND HOUSE, 233 SHAFTESBURY AVENUE  
LONDON WC2**

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

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

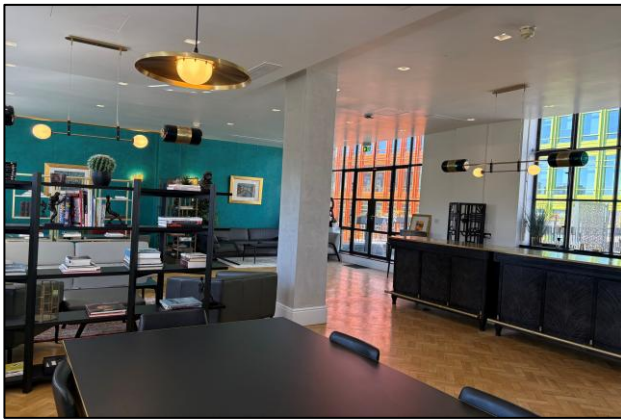
**FULLY REFURBISHED ART DECO GRADE II LISTED BUILDING**



**LOCATION**

This prestigious and prominent art deco Grade II listed office building is located on the west side of Shaftesbury Avenue, 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.

**ACCOMMODATION** The fully fitted and furnished third floor suite currently provides seating for circa 28 desks together with four meeting rooms and a kitchen/break out area all in excellent condition and extending to approx. 2,057 sq ft (191 sq m).



**FEATURES**

- Fully fitted and furnished
- Air conditioning
- Lift
- Attended ground floor entrance
- Excellent daylight
- Bike storage and showers
- 5<sup>th</sup> floor Clubhouse / Terrace by arrangement
- Cinema / Presentation room by arrangement
- Boardroom / Meeting room by arrangement

**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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