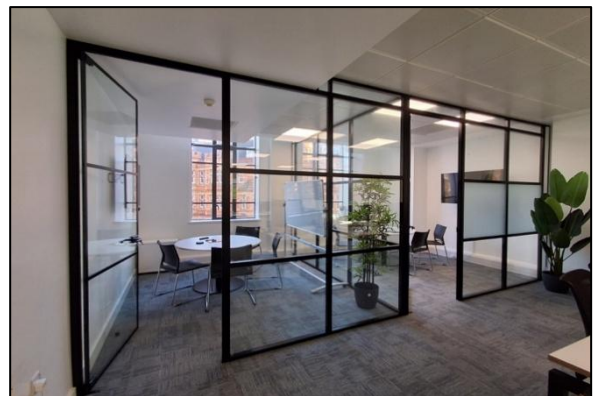
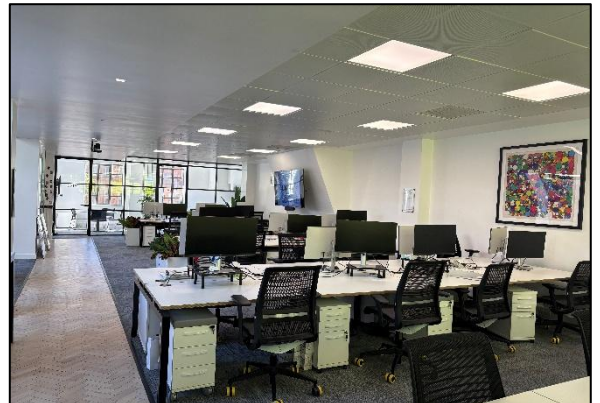


**HEND HOUSE, 233 SHAFTESBURY AVENUE
LONDON WC2**

**FULLY FITTED & FURNISHED PREMIUM OFFICES TO LET
WITH ACCESS TO A CLUBHOUSE,
ROOF TERRACE AND PRIVATE CINEMA
2,057 SQ FT (191 SQ.M) APPROX**

FULLY REFURBISHED ART DECO GRADE II LISTED BUILDING



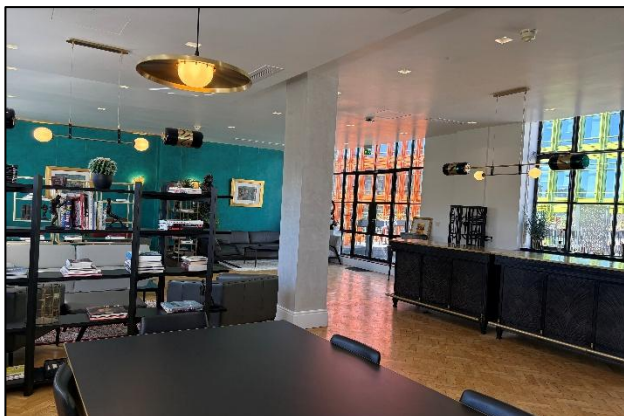
LOCATION

This prestigious and prominent art deco Grade II listed office building is located on the west side of Shaftesbury Avenue, 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 and further offices/ meeting rooms, kitchen/break out area all in excellent condition and extending to approx. 2,057 sq ft (191 sq m).

Added facilities include a fifth-floor clubhouse and terrace , private cinema, and additional boardroom.



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
020 3205 0204



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