

117 Shaftesbury Avenue
Covent Garden, London, WC2H 8AD



OFFICE TO LET | 659 sq ft



Location

Located on the edge of Covent Garden, this office boasts fantastic transport connections. Leicester Square and Covent Garden tube stations are close by, with the new Tottenham Court Road Crossrail site easily accessible to the north. The immediate vicinity plays host to a number of fantastic restaurants and entertainment venues, with Soho a short walk away.

Floor Areas


Floor	sq ft	sq m
4th Floor	659	61
TOTAL (approx.)	659	61

*Measurement in terms of NIA

Description

A pitched roof and skylights afford the fourth floor plenty of natural light. The floor boasts a demised WC as well as a meeting room, and is air conditioned. Furniture may be available subject to negotiation with the current tenant.

Paul Dart, Partner

 020 7025 1392

Applicants are advised to make their own enquires in respect of all rates payable to local authorities and taxes. We recommend you see www.voa.gov.uk for further information. None of the systems or services in the property have been tested by us to check they are in working order. Interested parties may wish to make their own investigations. All other information provided is for guide purposes and cannot be relied upon.

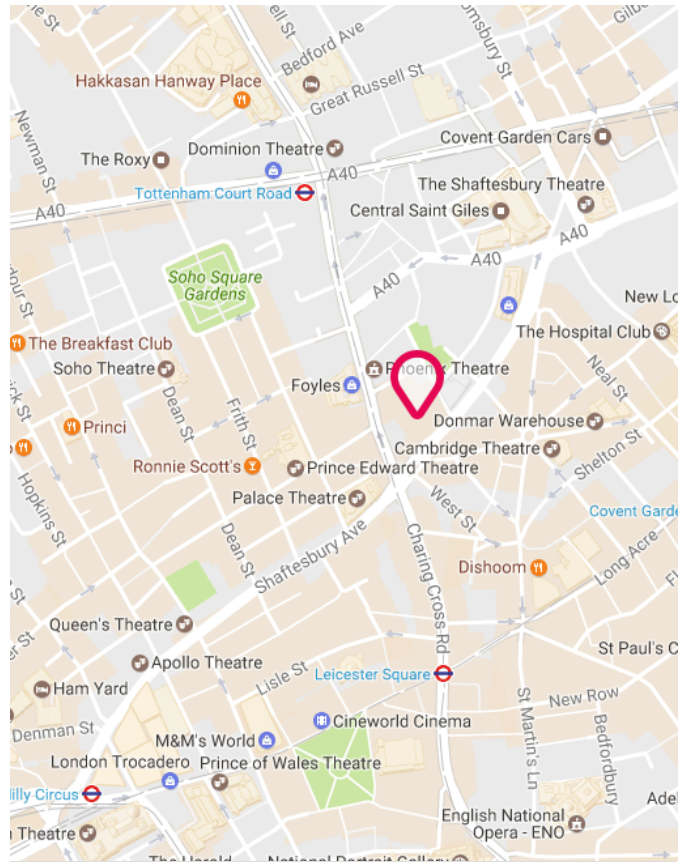
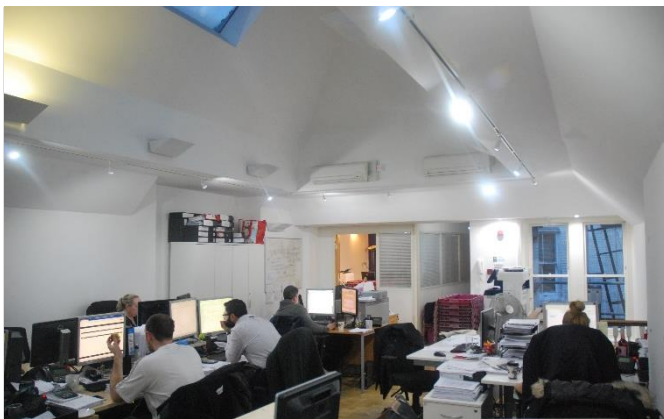
Subject to Contract August 2017

 020 7025 1390  10 Golden Square London W1F 9JA  41 Lothbury London EC2R 7HG

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Terms

Tenure:	Leasehold
Lease:	Flexible sublease available
Rent:	£55.00 psf pax
Rates:	Estimated £18.51 psf pa 2017/18
Service Charge:	Approximately £8.00 psf pa

Amenities

- High ceilings
- Excellent natural light
- Open plan
- Skylights
- Meeting room
- Air conditioned

Paul Dart, Partner

020 7025 1392

pdart@monmouthdean.com

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