

**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
<b>TOTAL (approx.)</b>	<b>659</b>	<b>61</b>

\*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

**Georgia Mason, Agency Surveyor**

020 7025 8945

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](http://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.

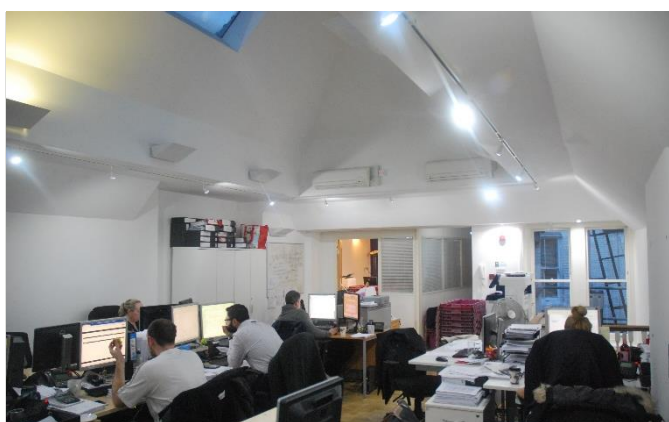
**Subject to Contract September 2017**

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

### Georgia Mason, Agency Surveyor

020 7025 8945  
gmason@monmouthdean.com

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