

77 Shaftesbury Avenue, Soho, London  
W1D 5DU



OFFICE TO LET | 3,282 sq ft



Location

77 Shaftesbury Avenue is an iconic office building in the heart of Soho. The building was comprehensively refurbished in 2016

The building is a short walk from Piccadilly underground and Tottenham Court Road underground stations.

Floor Areas

Floor	sq ft	sq m
Part 5th Floor	3,282	290
TOTAL (approx.)	3,282	290

\*Measurement in terms of NIA

Description

The part 5th floor has been refurbished to provide largely open plan office accommodation, with plenty of natural light throughout. There are also four meeting rooms/private offices in situ.

Soho

Soho is now the creative hub of London's booming media industry and has the densest concentration of restaurants, cafés, clubs and bars in central London and truly represents the vibrant, bustling heart of this amazing city.

Soho is a location roughly bounded by Oxford Street to the north, Charing Cross Road to the east, Leicester Square to the south and Regent Street to the west. London's media industry thrives here with multiple advertising agencies, television and radio studios choosing Soho as their base of operations.

Rhys Evans, Partner

020 7025 1393

Suzy Link, Agency Surveyor

020 7025 8940

Joint Agents: Hanlon Bennett – 07887 821387

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.

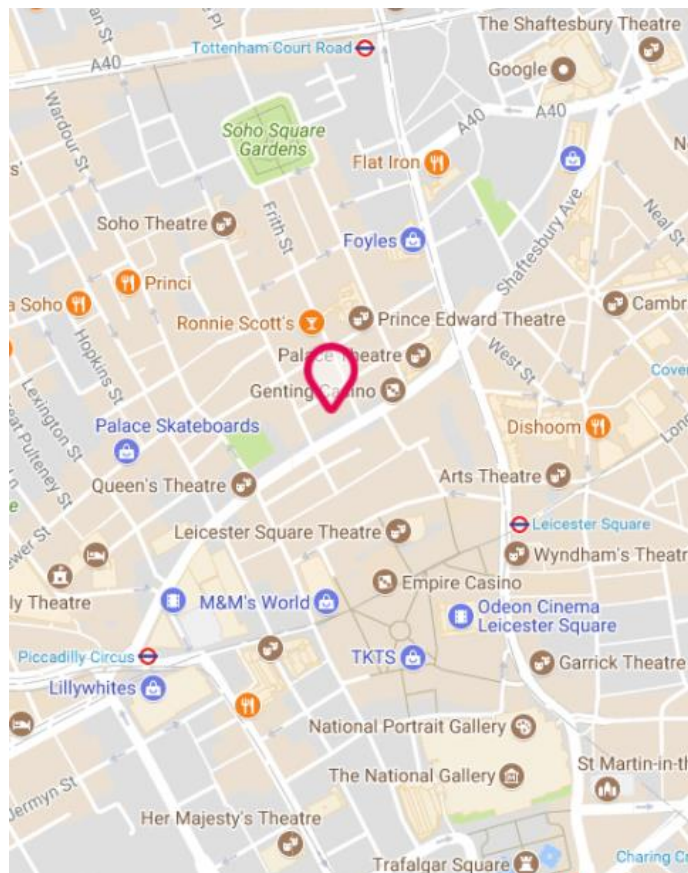
Subject to Contract October 2017

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

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## Terms

Tenure:	Leasehold
Lease:	A flexible sub-lease is available
Rent:	£72.50 psf pax
Rates:	Estimated £27.87 psf (2017/18)
Service Charge:	Approx. £8.77 psf pa

## Amenities

- VRF comfort cooling
- Raised floor
- X3 Passenger lifts
- BREEAM rating 'very good'
- Bicycle storage
- Showers & lockers

### Rhys Evans, Partner

📞 020 7025 1393  
✉️ revans@monmouthdean.com

Joint Agents: Hanlon Bennett - 07887 821387

### Suzy Link, Agency Surveyor

📞 020 7025 8940  
✉️ slink@monmouthdean.com



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