

4th FLOOR OFFICE TO LET WITHIN IMPRESSIVE BUILDING | 1,703 sq ft



Location

Hend House is located in the heart of the West End, close to the submarkets of Covent Garden, Soho, Fitzrovia and Bloomsbury. The property is situated in a prominent position towards the northern end of Shaftesbury Avenue, near its junction with New Oxford Street, just 200 metres from Tottenham Court Road Station (Crossrail) and 300 metres from Covent Garden Station.

Description

Hend House is an impressive 1920's art deco Grade II listed building, which has been the subject of a major high-quality refurbishment to provide contemporary space. The building was designed by the Scottish architect Leo Sylvester Sullivan and is a prime example of Art Deco architecture from circa 1929. The façade is faced with Portland stone and includes typical Art Deco fenestration and columns in a neo-Egyptian style.

The 4th floor provides fully fitted office space, with LED lighting, air conditioning and an abundance of natural light on three sides.

The building offers a ground floor meeting room, a 5th floor private room for events and a fully fitted cinema all to hire by the hour.

Floor Areas


Floor	sq ft	sq m
4 th Floor	1,703	158
TOTAL (approx.)	1,703	158

*Measurement in terms of *NIA

Covent Garden

The modern story of Covent Garden began in the 1630s when an area formerly belonging to Westminster Abbey known as 'the Convent Garden' was redeveloped for the 4th Earl of Bedford, with a world-famous Piazza by Inigo Jones. Covent Garden is one of London's leading tourist and shopping destinations with a large selection of restaurants, theatres and flagship retail stores, some of which are unique to the area. The famous Piazza is a focal point, with an exclusive market and live entertainment all year round. www.coventgarden.london

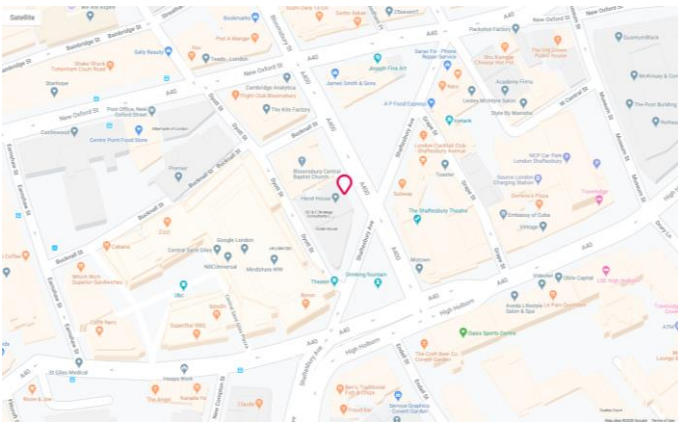
Jason Hanley, Partner

 07904 630 154

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 April 2024

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Terms


Tenure:	Leasehold
Lease:	A new lease from the landlord
Rent:	£90.00 psf pax
Rates:	Estimated at £22.18 psf pa (2023)
Service Charge:	£17.00 psf approx.

Amenities

- Fully refurbished
- New LED lighting
- Air conditioning
- Perimeter trunking & cabling
- Fitted kitchen, partitions & cabling
- Private cinema & conference facility
- Lift
- Shower & locker facilities
- Spacious, double height reception
- Ground floor meeting room for hire (by the hour)

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 jhanley@monmouthdean.com

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