



177

SHAFTESBURY AVENUE

LONDON WC2

2,303 SQ FT (214 SQ M)

NEWLY REFURBISHED

GRADE A OFFICE SPACE

2,303 SQ FT (214 SQ M)
NEWLY REFURBISHED HIGH QUALITY OFFICE SPACE

DESCRIPTION

The building is located at the north end of Shaftesbury Avenue, close to Seven Dials roundabout in the heart of London's West End.

The part 1st floor provides 2,303 sq ft of newly refurbished Grade A space. The floor benefits from good levels of natural light and is column free throughout.

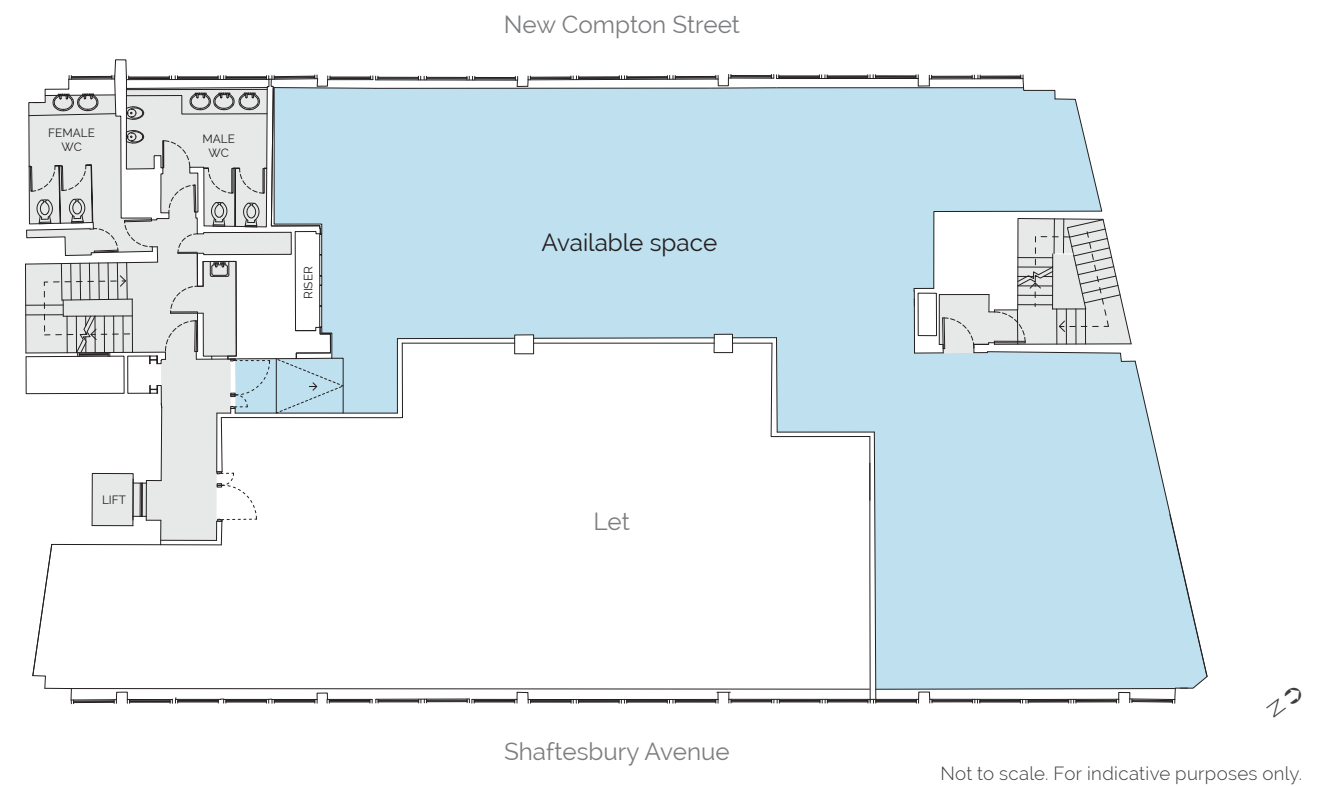
The entrance to the building has been comprehensively refurbished including the installation of a new lift. Both the reception and the lift exclusively serve the 1st floor.

AMENITIES

- Air conditioning
- Metal suspended ceiling
- LED lighting
- Full access raised floors
- Excellent natural light
- New Lift
- Refurbished WCs
- Refurbished entrance



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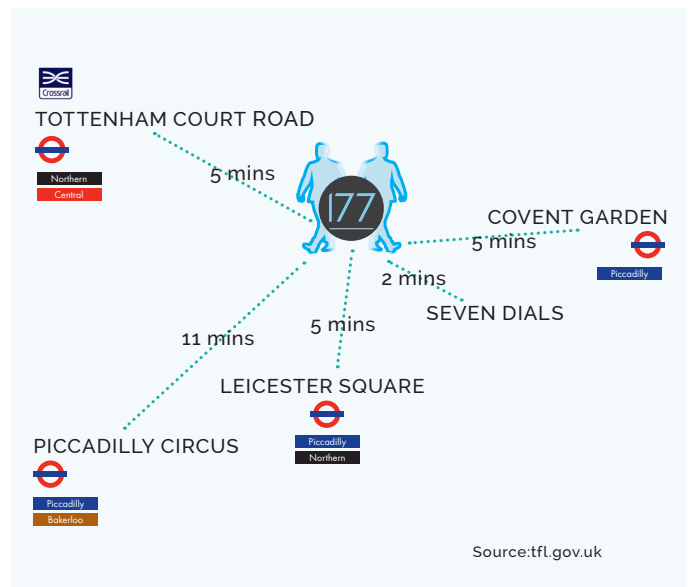
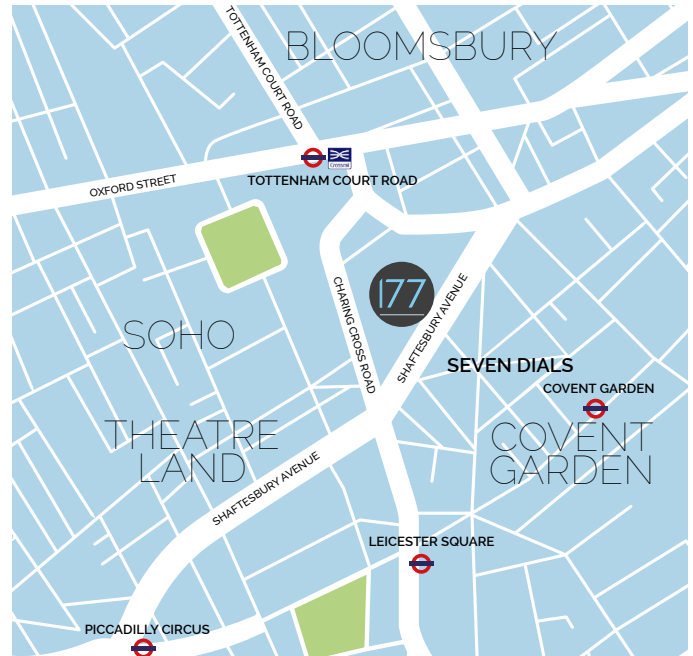
AVAILABILITY

FLOOR	AREA (SQ FT)	AREA (SQ M)
First	2,303	214
TOTAL	2,303	214



LOCATION

Shaftesbury Avenue is within a short walk of Covent Garden and Tottenham Court Road Underground stations and will benefit from excellent access to the Elizabeth Line. All the extensive leisure and entertainment facilities of Soho, Seven Dials and Covent Garden are within a short walking distance.



TERMS

Available on request

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