

NEWLY REFURBISHED OFFICES TO LET | 929 – 11,322 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 building has been fully refurbished by the landlord to provide Grade A office space of the first to fifth floor, with new LED lighting, air conditioning, an abundance of natural light on three sides and a fully fitted cinema. The fourth floor has been fitted by the landlord to provide desking for 24, meeting rooms, kitchen and break out areas.

Jason Hanley, Partner

 020 7025 1391


Joint Agents: Malcolm Grahame - HBSV - 07973 693299

Floor Areas

Floor	sq ft	sq m	Status
5 th Floor	929	86.31	
4 th Floor	1,703	158.21	Fitted
3 rd Floor	2,057	191.10	
2 nd Floor	2,554	237.27	
1 st Floor	2,579	239.60	
Lower Ground Floor Cinema	1,500	139.35	
TOTAL (approx.)	11,322	1051.85	

*Measurement in terms of *NIA

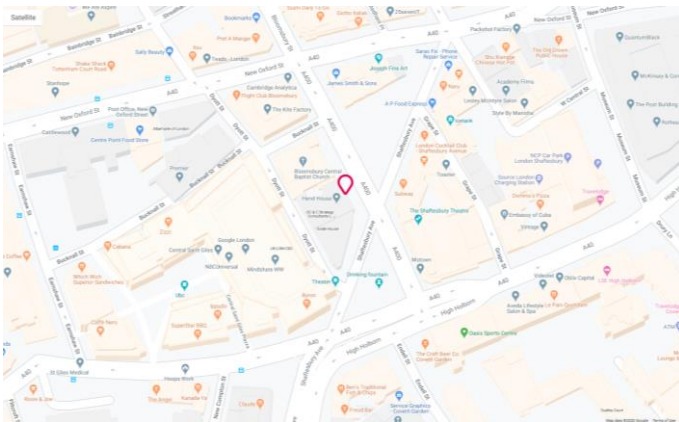
Olivia Stapleton, Agency Surveyor

 020 7025 8940

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 March 2020

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Terms

Tenure:	Leasehold
Lease:	A new lease(s) from the landlord
Rent:	£85.00 psf pax
Rates:	Estimated at £18.41 psf pa (2019/20)
Service Charge:	TBC
EPC Rating:	TBC

Amenities

- Fully refurbished
- New LED lighting
- Air conditioning
- Perimeter trunking & cabling
- Fitted kitchen, partitions & cabling
- Fitted with desks for 24 (4th floor)
- Private cinema & conference facility
- Lift
- Shower & locker facilities
- Spacious, double height reception
- Ground floor meeting room for hire (by the hour)

Jason Hanley, Partner

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