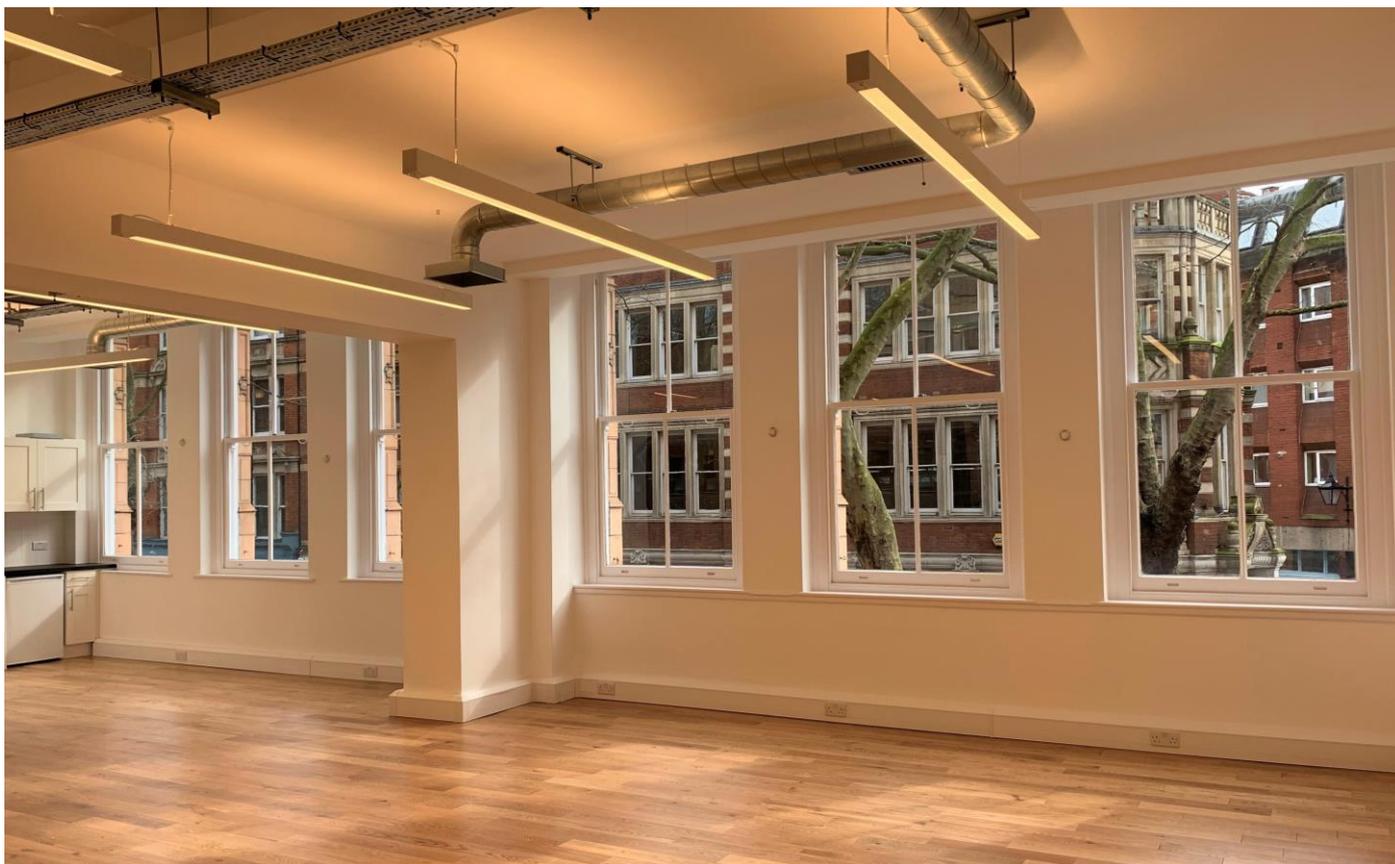


# 119 Shaftesbury Avenue

Covent Garden, London, WC2H 8JR

TWO OFFICE FLOORS TO LET | 879 – 1,789 sq ft



## Location

Located on the edge of Covent Garden, this office boasts excellent 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 world famous restaurants and entertainment venues, with Soho a short walk away.

## Floor Areas

Floor	sq ft	sq m
2 <sup>nd</sup> Floor	910	85
1 <sup>st</sup> Floor	879	82
<b>TOTAL (approx.)</b>	<b>1,789</b>	<b>167</b>

\*Measurement in terms of NIA

## Description

119 Shaftesbury Avenue offers two fully refurbished office floors with new exposed air cooling, wooden floors and LED lighting. Both the 1<sup>st</sup> and 2<sup>nd</sup> floors provide their own kitchenette along with a demised shower and refurbished communal WCs on each ½ floor.

The floors are available either together or on a floor-by-floor basis.

## 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 and in 2010 the world's largest Apple Store was opened in the Piazza.

Rhys Evans, Partner

📞 020 7025 1393

Olivia Stapleton, Agency Surveyor

📞 020 7025 8940

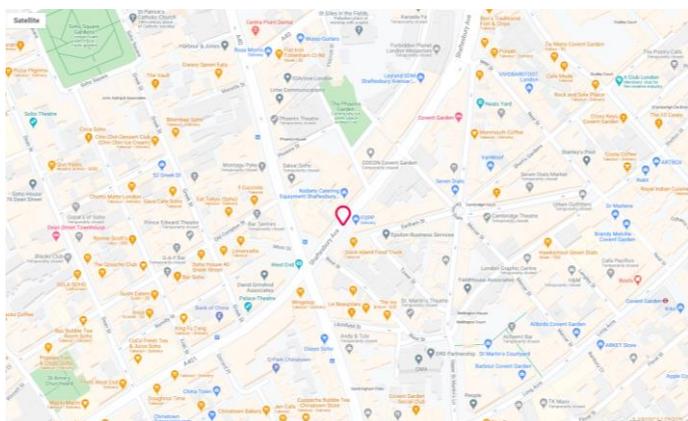
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Subject to Contract March 2021

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## Terms

Tenure:	Leasehold
Lease:	New leases are available direct from the Landlord
Rent:	£65.00 psf pax
Rates:	Estimated at £20.00 psf pa
Service Charge:	Approximately £8.00 psf pa

## Amenities

- Fully refurbished
- New exposed air cooling
- New wooden floors
- New LED lighting
- Passenger lift
- Refurbished WCs and demised showers
- New kitchenettes

Rhys Evans, Partner

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Olivia Stapleton, Agency Surveyor

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Subject to Contract March 2021