



HEND HOUSE

NEWLY REFURBISHED OFFICES TO LET

1,703 – 8,893 sq. ft

HEND HOUSE, 233 SHAFTESBURY AVENUE, LONDON, WC2H 8EL

HENDHOUSE.CO.UK

1,703 - 8,893sq. ft of newly refurbished,
Grade A office space in the heart of the West end.

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 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 open plan desks for 24 people, two meeting rooms, fitted kitchen and break out areas.



A creative history.

Industrial Light & Magic were the previous tenant of the whole building. Within Hend House IL&M created the special effects for movies such as Star Wars & the Avengers. Stephen Spielberg's company occupied Hend House when being bought by their subsequent owner, Disney. This unique heritage is respectfully acknowledged by unique artwork being incorporated within the offices, that was found during the buildings works of refurbishment. Also the high end bespoke basement pre-view Cinema having been refurbished, hopefully to assist a new tenant make as great film & TV for the future.





Exterior

Fifth Floor Terrace





Fifth Floor Lounge

First Floor Terrace



Cinema



Boardroom



Fitted Fourth Floor

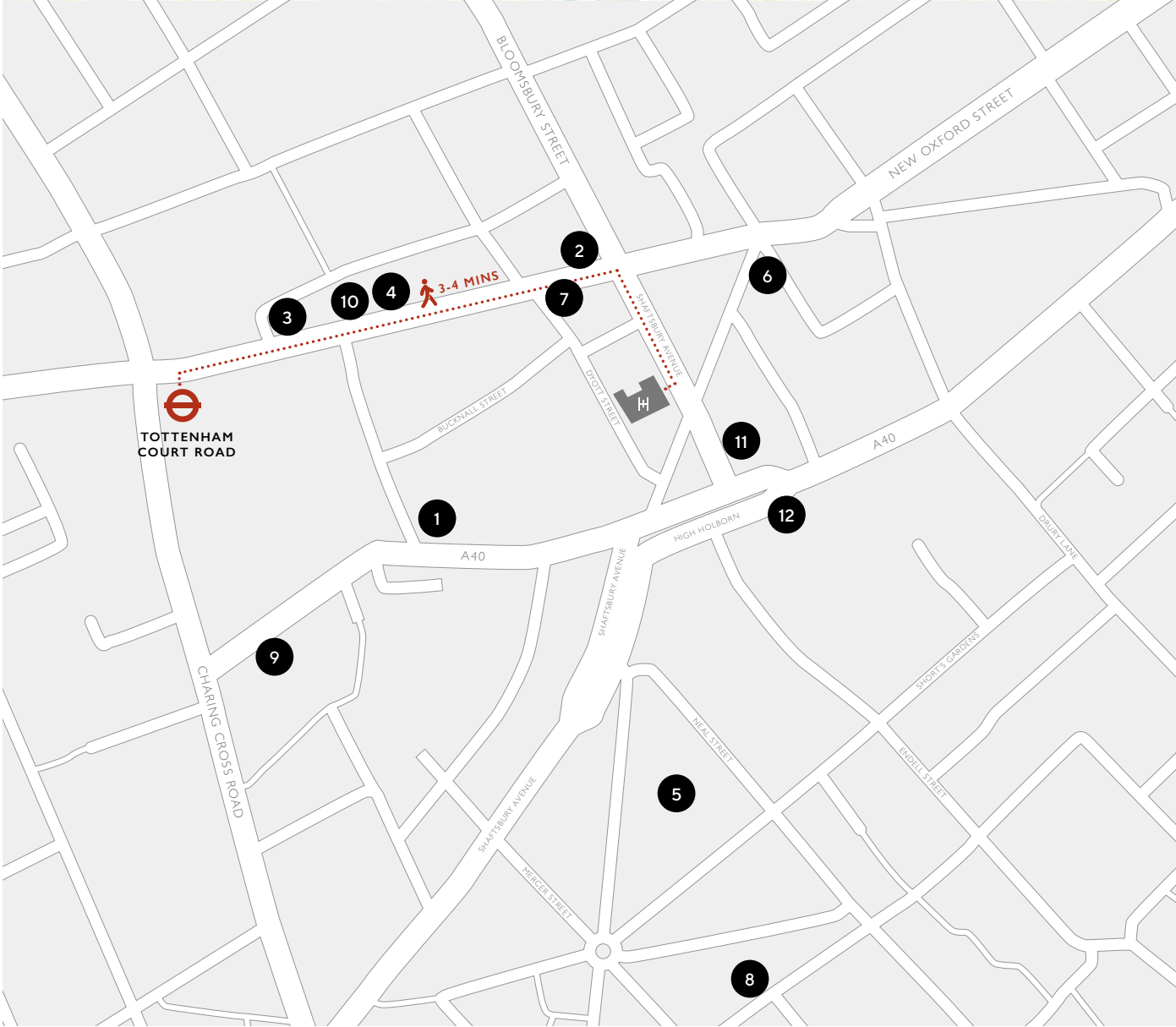


Hend House is located in the heart of the West End, close to the submarkets of Covent Garden, Soho, Fitzrovia and Bloomsbury.

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.

Points of Interest

- 1 Caffè Nero
- 2 Pret A Manger
- 3 Starbucks
- 4 Costa Coffee
- 5 Neal's Yard
- 6 Bloomsbury Tavern
- 7 Flight Club
- 8 Hawksmoor
- 9 Flat Iron
- 10 All Bar One
- 11 The Shaftesbury Theatre
- 12 Oasis Sports Centre



Floor Areas

4th Floor (Fully Fitted)	1,703 sq ft	158.21 sq m
3rd Floor	2,057 sq ft	191.10 sq m
2nd Floor	2,554 sq ft	237.27 sq m
1st Floor	2,579 sq ft	239.59sq m
Total (approx.)	8,893 sqft	826.18 sqm

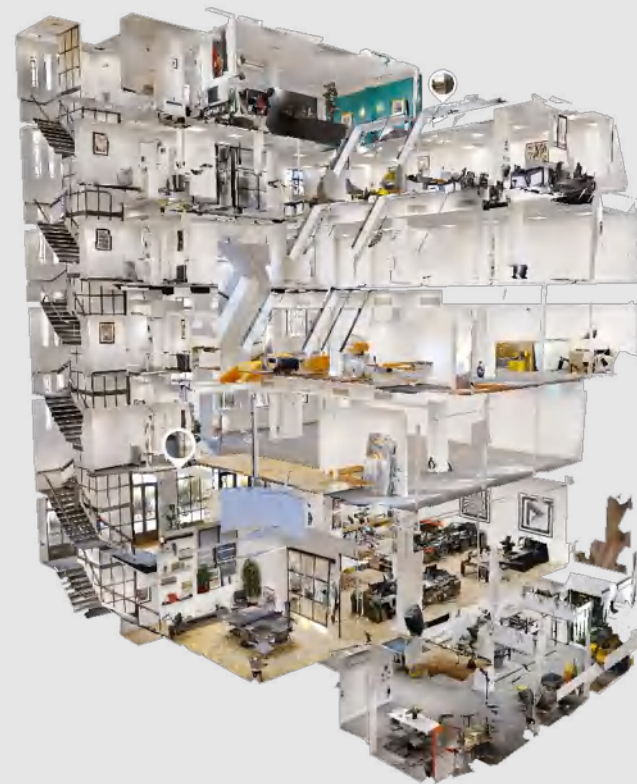
Amenities

- + Fully refurbished
- + New LED lighting
- + Perimeter trunking, CAT 5 cabling and fibre enabled
- + Bike racks and shower & locker facilities
- + Fitted with desks for 24 (4th floor)
- + Spacious, double height reception
- + Air conditioning
- + Fitted kitchen on each floor
- + Private cinema & conference facility
- + Lift
- + Full reception facility

Ground floor meeting room, 38 seat cinema, fifth floor lounge and terrace available for hire



Click Below to explore
Hend House Virtually



First Floor

2,579 sq ft

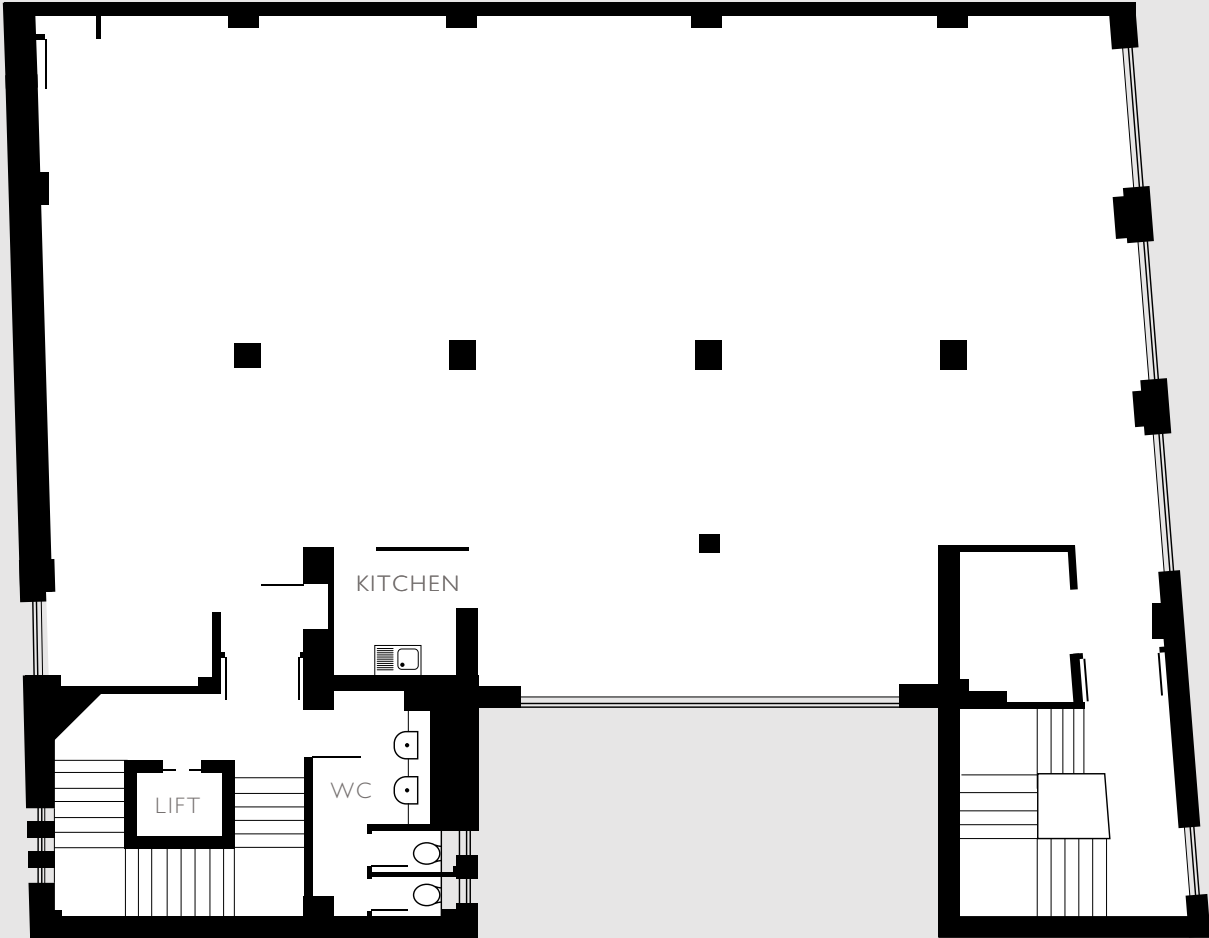
239.59 sq m



Second Floor

2,554 sq ft

237.27 sq m



Third Floor

2,057 sq ft

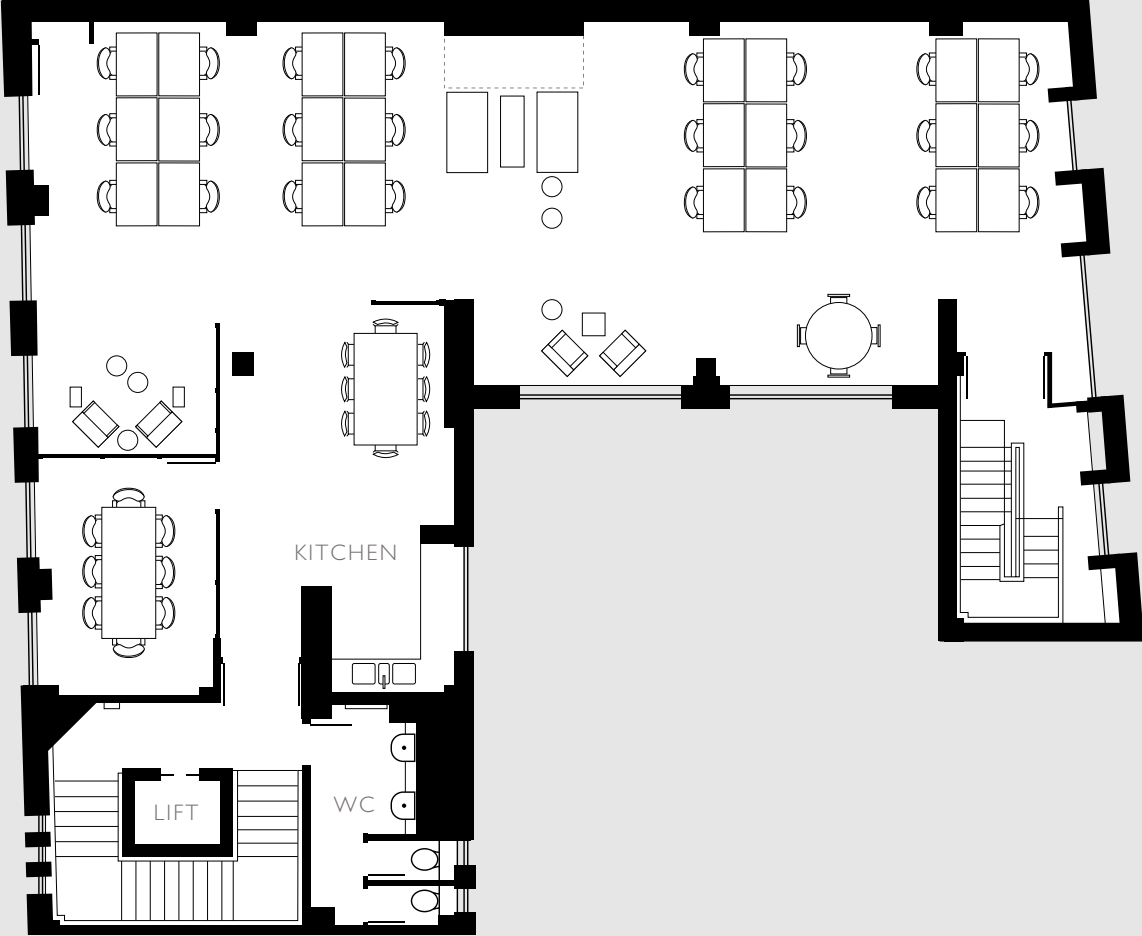
191.10 sq m



Fouth Floor

1,703 sq ft

158.21 sq m



Terms

LEASE	A new lease(s) from the freeholder
RENT	Upon Application
RATES	Estimated at £20.35 psf pa (2020/21)
SERVICE CHARGE	Circa £16 per sq ft (subject to services required)
EPC	TBC

Viewings

Strictly by appointment through the joint sole letting agents:



Jason Hanley
020 7025 1391
jhanley@monmouthdean.com

Olivia Stapleton
020 7025 8940
ostapleton@monmouthdean.com

hb Surveyors & Valuers

Malcolm Grahame
07973 693299
malcolm.grahame@hbsv.com

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.

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