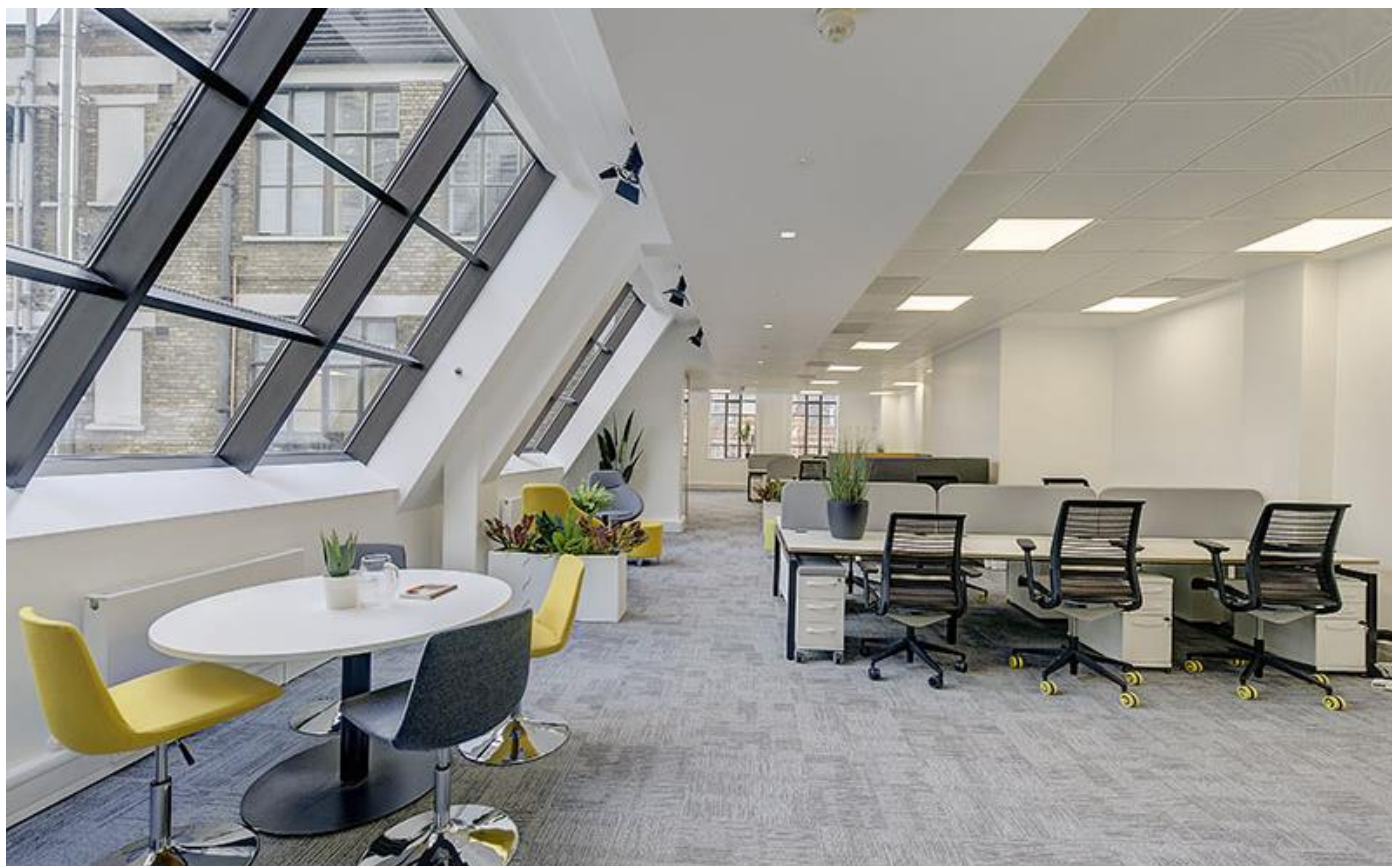


NEWLY REFURBISHED GRADE A+ OFFICE FLOORS TO LET | 2,554 – 5,133 sq ft



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.

Floor Areas

Floor	sq ft	sq m	Status
2 nd Floor	2,554	237.27	U/O
1 st Floor	2,579	239.60	U/O
TOTAL (approx.)	5,133	476.87	


*Measurement in terms of NIA

Jason Hanley, Partner

 020 7025 1391

Joint Agents: Malcolm Grahame – hb surveyors - 07973 693299

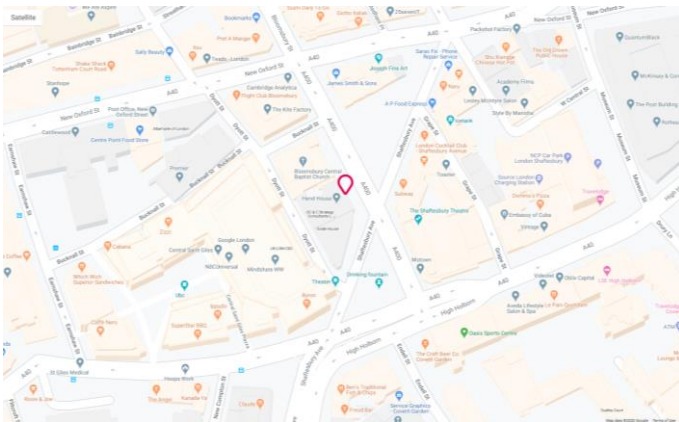
Olivia Stapleton, Agency Surveyor

 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 October 2021

NEWLY REFURBISHED OFFICE FLOORS TO LET | 2,554 – 5,133 sq ft



Terms

Tenure:	Leasehold
Lease:	A flexible new lease(s) from the landlord
Rent:	£75.00 psf (CAT A)
Rates:	Estimated at £20.35 psf pa (2020/21)
Service Charge:	£15.00 psf
EPC Rating:	C

Amenities

- Fully refurbished
- New LED lighting
- New air conditioning
- Perimeter trunking & CAT6 cabling pre-enabled
- Fitted kitchen on every floor
- Fitted floors & unfitted floors
- Club room with terrace (for hire)
- Private cinema & conference facility
- Lift
- Showers
- Spacious, double height reception + Receptionist
- Ground floor meeting room for hire (by the hour)

Jason Hanley, Partner

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