

# SHB/

## Office To Let

### 119 Shaftesbury Avenue, WC2H 8JR

879 Sq Ft. (81.66 sqm)

#### Description

119 Shaftesbury Avenue offers one fully refurbished office floor with new exposed air cooling, wooden floors and LED lighting. The office provides its own kitchenette along with a demised shower and refurbished communal WCs on  $\frac{1}{2}$  floor.

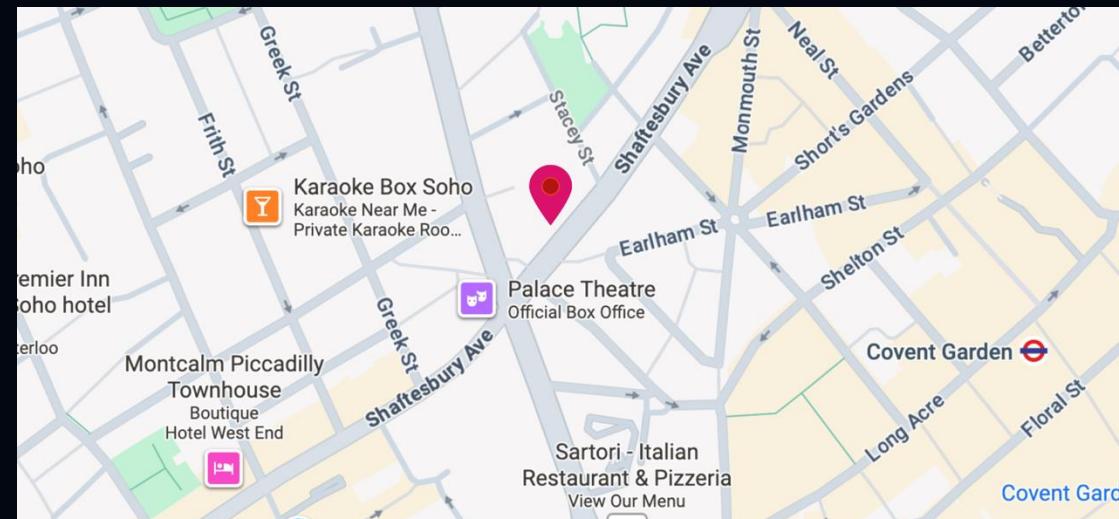
#### Location

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.

#### Specification and Amenities

- Exposed air conditioning
- High ceilings
- Wooden floors
- LED lighting
- Passenger lifts
- Demised shower
- Fitted kitchen



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## Schedule of Areas

Floor	Sq Ft.	Sq. m.	Available
1st	879	81.66	Immediately

## Lease Options

New lease available direct from the landlord.

## Financials

**Rent:** £69.50 per sq ft.

**Rates:** £25.00 per sq ft.

**S/C:** £10.00 per sq ft.

## Viewings

Strictly by appointment through SHB.



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