



199 Shaftesbury Ave
Covent Garden
London
WC2H 8JR



Available on a flexible lease

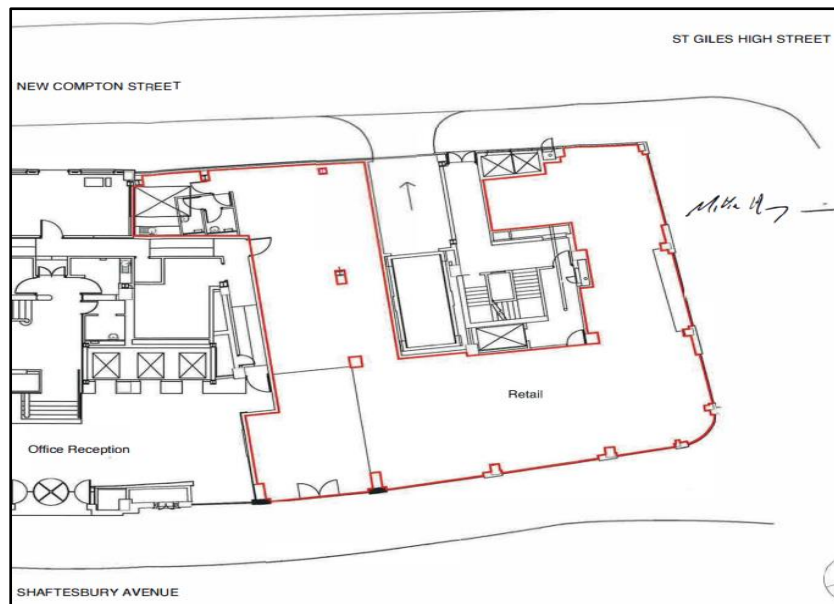
TO LET – E Class Opportunity close to Crossrail

Circa 3,300 sq ft (307 sq m)



The Opportunity

A prime E Class opportunity with a prominent return frontage on Shaftesbury Avenue and St. Giles High Street opposite Google. The property is in close proximity of the new £1Billion Tottenham Court Road Station which is now one of the busiest in London.



Floor Areas (approx)

| | Sq ft | (m ²) |
|--------------|---------|-------------------|
| Ground Floor | c.3,300 | 307 |

EPC

TBC – available shortly.

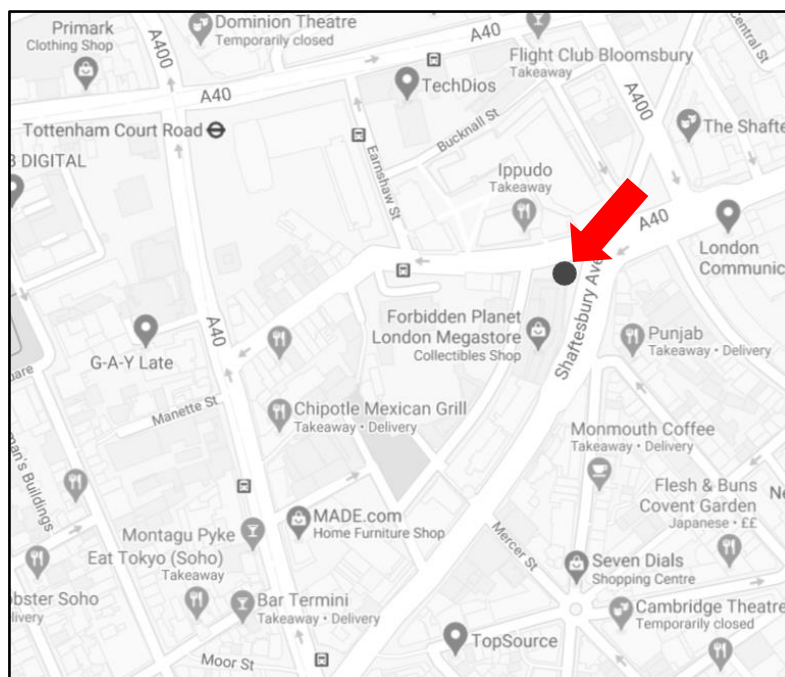
User Planning

We understand that the unit has E Class planning consent.

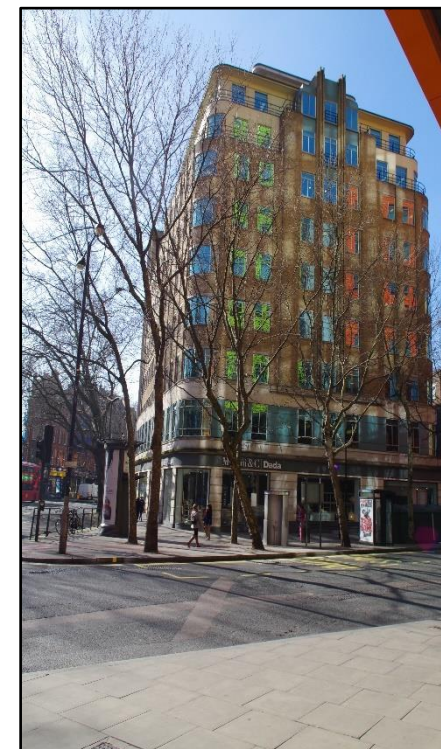
Terms

Assignment or sub-lease for a term to 24.12.2025 outside the act.
The passing rent is £290,000 pa exc plus VAT.
Approx s/c £10,000 for the current year.
Business Rates: £123,904 (VOA Ref: 0121201791002A)

On a sub-lease basis our clients will consider all in concessionary rents. For further information please contact the agents. Subject to Contract.



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Viewing

Viewings are available strictly by appointment through sole agents:-

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