



Shaftesbury Avenue Office To Let

Office Suite consisting of ten rooms in Grade II Listed Building

Part 2nd Floor **2,012 SQ FT**

Sovereign House
212 Shaftesbury Ave
London WC2H 8EB

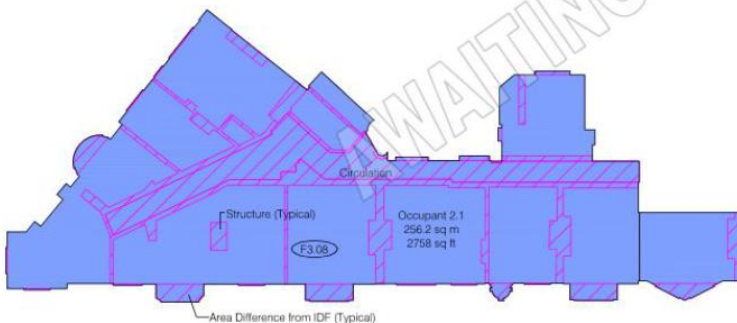


Location

Sovereign House is a prominent building located at the northern end of Shaftesbury Avenue towards its junction with New Oxford Street. Leicester Square (Northern & Piccadilly lines) Tottenham Court Road (Central & Northern) and Holborn (Central & Piccadilly) underground stations are all in easy walking distance. Tottenham Court Road is benefiting from major transport investment, including the new Crossrail station.

Multiple retail and restaurant businesses are in the immediate locality with Covent Garden in very close proximity.

The West End Project is underway and the area in front of the building is to become a public space with works to complete in 2020. New pedestrian crossings will make the area easier and safer for people to navigate, while access to West Central and Grape Street will be maintained. Impression below



Description

The suite is located on the 2nd floor and benefits from the following:

- 300 kg 4-person passenger lift
- High ceilings
- New floorboards
- WC's on same floor
- Private suites would suit consultation uses

Use

B1 office

Rent

£40 per sq ft exclusive

Business Rates 2020/2021

Rateable Value is £66,000

Service Charge

£11.50 per sq ft

Professional Costs

Each party to pay their own legal costs in this transaction

For further information or to arrange a viewing please contact landlord's retained agent:

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