



## **Shaftesbury Avenue** Office To Let

Office Suite consisting of five rooms in Grade II Listed Building

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Part 4<sup>th</sup> Floor **828 SQ FT**

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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 4<sup>th</sup> floor and benefits from the following:

- 300 kg 4-person passenger lift
- High ceilings
- Fully carpeted
- Shared WC's on each floor

## Use

B1 office

## Rent

£39 per sq ft exclusive

## Business Rates 2020/2021

Interested parties to make their own enquiries with the Local Authority.

## EPC

Available upon application

## 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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