

2nd & 4th Floor
Sovereign House,
212-224 Shaftesbury Avenue,
London WC2H 8EB

828 – 5,984 SQ FT

£42.50 per Sq ft

Grade II listed building

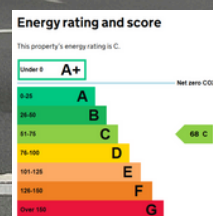
Class E Uses

Available immediately

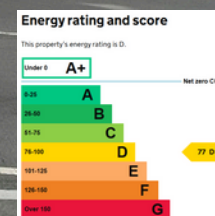
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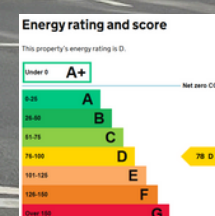
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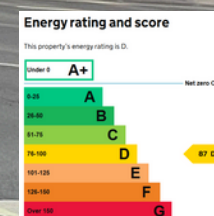
EPC Suite 2.1



EPC Suite 2.2

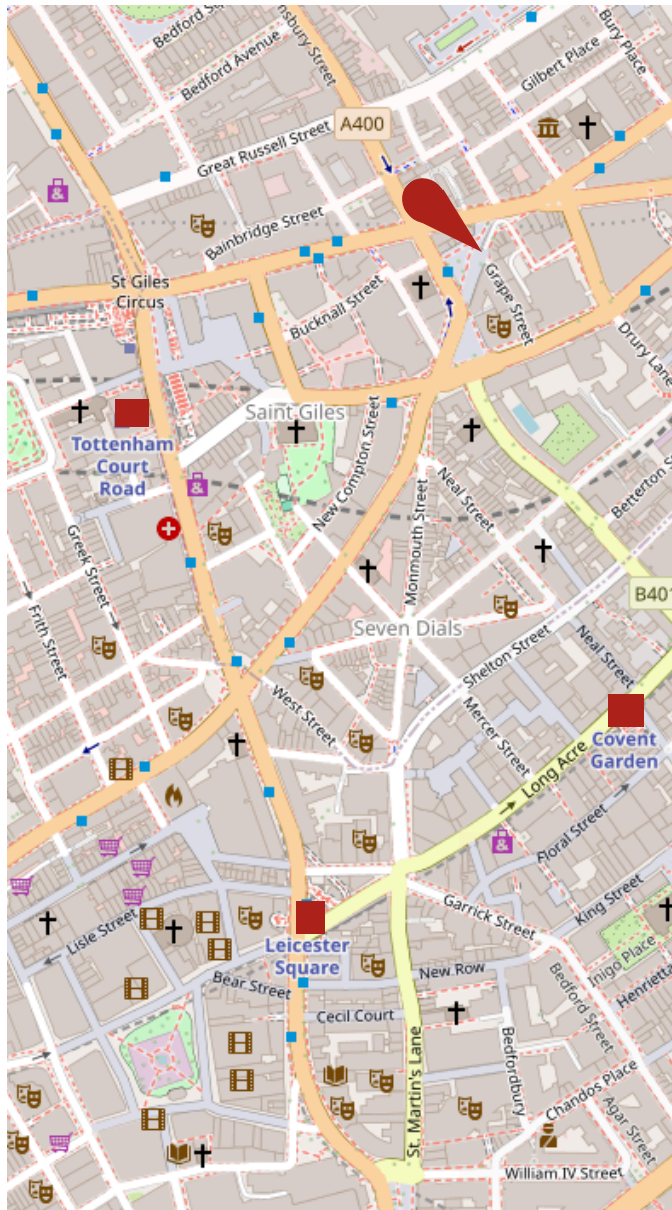


EPC Suite 4.1



EPC Suite 4.2

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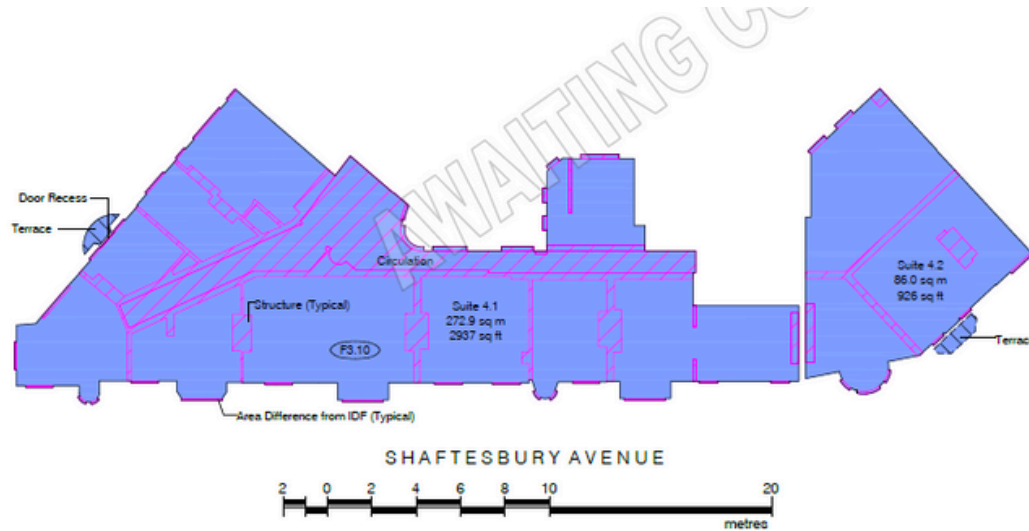
LOCATION:

- Situated minutes away from the heart of Covent Garden, 0.2 miles from Tottenham Ct Rd station and also within easy reach of Covent Garden, Holborn and Leicester Square stations.
- Local neighbours include Google whose main office is at Central St Giles. The area is well served by a wealth of theatres, shops, restaurants, hotels, museums and other tourist attractions.
- This attractive section of Shaftesbury Avenue has been pedestrianised as a part of Camden's West End Project.
- Tube lines in close proximity: Northern, Piccadilly, Central and Elizabeth lines.

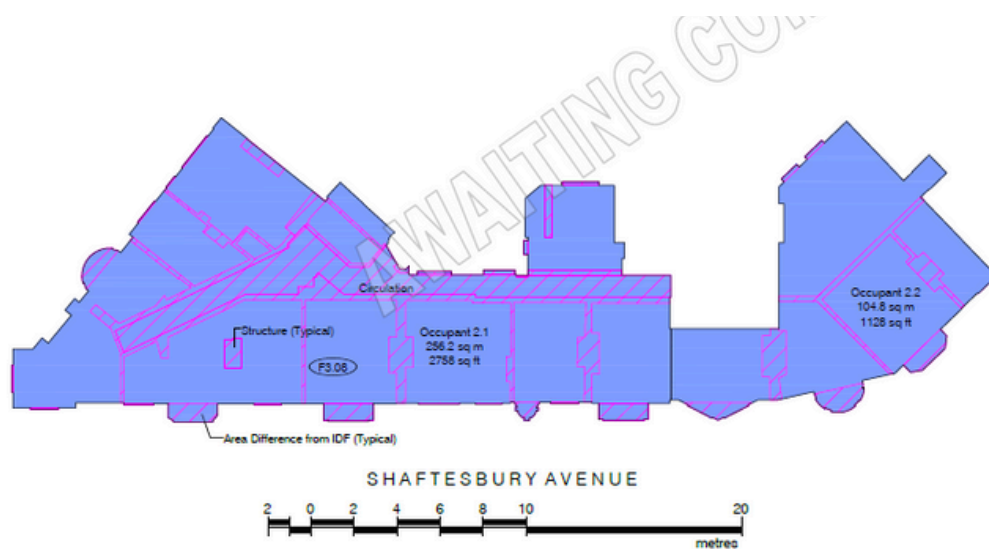


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Second floor



Fourth floor



Floor	Area Sq ft	Area Sq m
4 th Floor 4.1	2,159	200.6
4 th Floor 4.2	828	76.9
3 rd Floor 3.1	2,216	277.4
3 rd Floor 3.2	812	85.0
2 nd Floor 2.1	2,012	186.9
2 nd Floor 2.2	985	91.5
1 st Floor	3,130	317.1
<u>TOTAL</u>	12,142	1128.03

Description:

The office suites are located on the 2nd and 4th floors of this attractive Grade II listed period building. The space is cellular and will suit a variety of uses as offices. It benefits from the following amenities:

- 300 kg 4 person passenger lift
- High Ceilings
- Shared WC's on each floor



TRANSACTION SUMMARY DETAILS

<u>RENT:</u>	£ 42.50 per Sq ft.
<u>TERMS:</u>	New 2-3 year lease directly from landlord.
<u>BUSINESS RATES:</u>	Interested Parties are advised to make their own enquiries with Camden Council. Tenants may qualify for Small Business Rates Relief (SBRR).
<u>LEGAL COSTS:</u>	Each party will be responsible for their own legal and professional costs/fees incurred.
<u>SERVICE CHARGE/INSURANCE:</u>	To be announced.



CONTACT US TO ARRANGE A VIEWING:

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