

AVENUE HOUSE

25-27 SHAFTESBURY AVENUE
LONDON W1

EXCEPTIONAL FULLY-FITTED WORKSPACE
IN THE HEART OF THE WEST END.

1,369 – 9,971 SQ FT

THE BUILDING

Avenue House, 25–27 Shaftesbury Avenue, W1, provides exceptional new workspace in the heart of London's West End.

Recently refurbished throughout, the building combines contemporary design with the character and individuality expected of a Soho address, providing a collection of self-contained office floors designed for businesses looking to make the space their own.

The upper floors have been comprehensively fitted to provide stylish, ready-to-occupy workspace, while the remaining floors offer the opportunity to create an equally high-quality environment tailored to the individual occupier.

Excellent natural light, impressive ceiling heights and a high-quality specification run throughout, complemented by exceptional building amenities and a prominent position at the epicentre of Soho, Covent Garden and the wider West End.



AVENUE
HOUSE



RECEPTION
ENTRANCE



THIRD FLOOR
OFFICE

AVENUE
HOUSE

SPECIFICATION

COMPREHENSIVELY REFURBISHED

FULLY FITTED WORKSPACES

HIGH-END INTERIOR DESIGN

EXCELLENT NATURAL LIGHT

EXCEPTIONAL CEILING HEIGHTS

PROJECTOR EQUIPPED MEETING ROOMS

40-PERSON CINEMA SCREEN*

PRIVATE ROOF TERRACE*

AIR CONDITIONING

PASSENGER LIFT

CONCIERGE

BICYCLE STORAGE

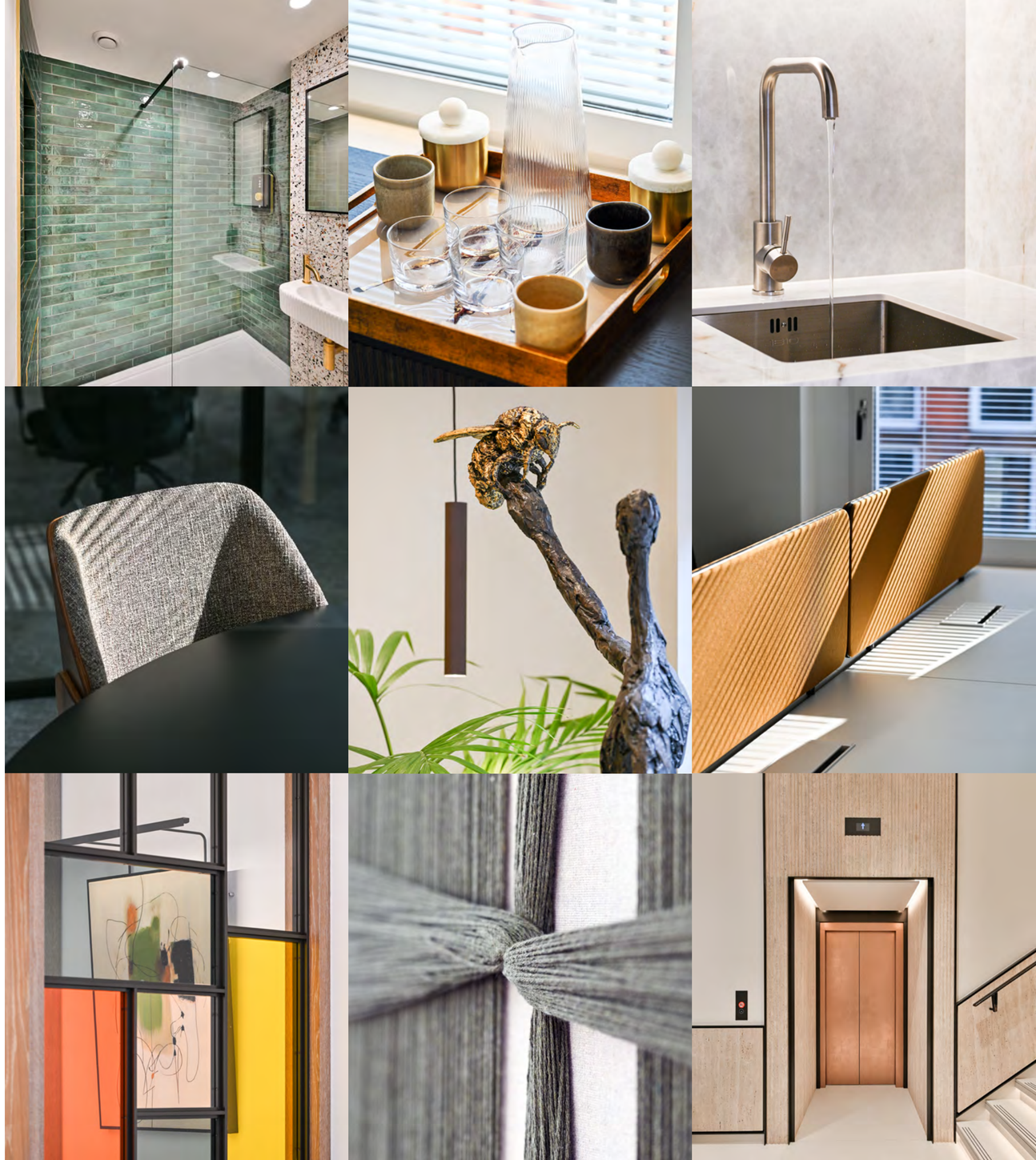
SHOWER FACILTIES

FIBRE CONNECTIVITY

EPC B

BESPOKE COMMISSIONED ARTWORK

* Subject to availability, occupiers can hire a private cinema screen (capacity for 40 ppl) and an impressive private roof terrace for events at one of the Landlord's neighbouring buildings; Hend House, Shaftesbury Avenue, WC2



AVENUE
HOUSE

ACCOMMODATION

FLOOR	NIA (SQ FT)	DESKS
Fourth	1,369	14
Third	2,802	28
Second	2,926	28
First	2,874	28
TOTAL	**9,971**	**98**



FOURTH FLOOR
OFFICE

AVENUE
HOUSE

FLOOR PLANS





FIRST - THIRD FLOOR

- 28 Fixed Desks
- 2 x 8 PAX Meeting Rooms
- 2 x High Specification Kitchenettes
- Numerous Breakout & Informal Meeting Areas
- Banquette Seating & Dining Space

FOURTH FLOOR

- 14 Fixed Desks
- 1 x 8 PAX Open Meeting Room
- 1 x High Specification Kitchenette
- Breakout & Informal Meeting Areas
- Banquette Seating & Dining Space

Not to scale.
Indicative only.

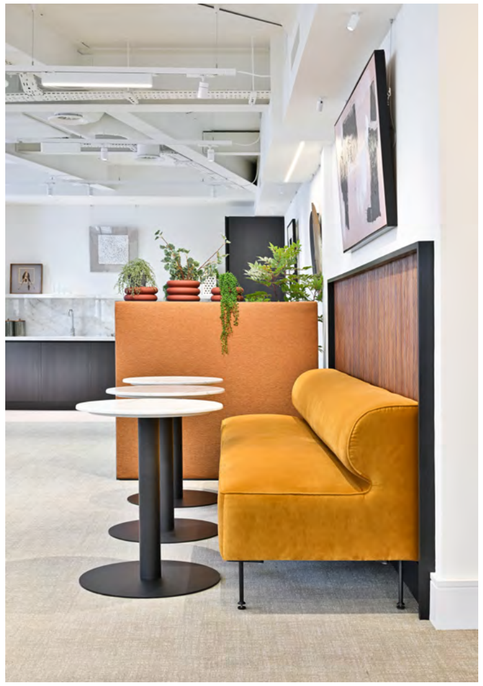


THIRD FLOOR
MEETING ROOM




218


4



AVENUE
HOUSE

SOHO, COVENT GARDEN & THE WEST END ALL ON YOUR DOORSTEP

Avenue House sits at the meeting point of Soho and Covent Garden, surrounded by some of London's best restaurants, bars, members' clubs, hotels and cultural destinations.

From morning coffee and lunchtime meetings to after-work drinks and late-night dining, this is a part of London that works well beyond the working day. Soho's independent character sits alongside the theatres of Shaftesbury Avenue, the restaurants of Chinatown and Covent Garden, and the wider amenities of the West End.

With Piccadilly Circus, Leicester Square, Covent Garden and Tottenham Court Road stations all within easy walking distance, Avenue House is exceptionally well connected across London and beyond.

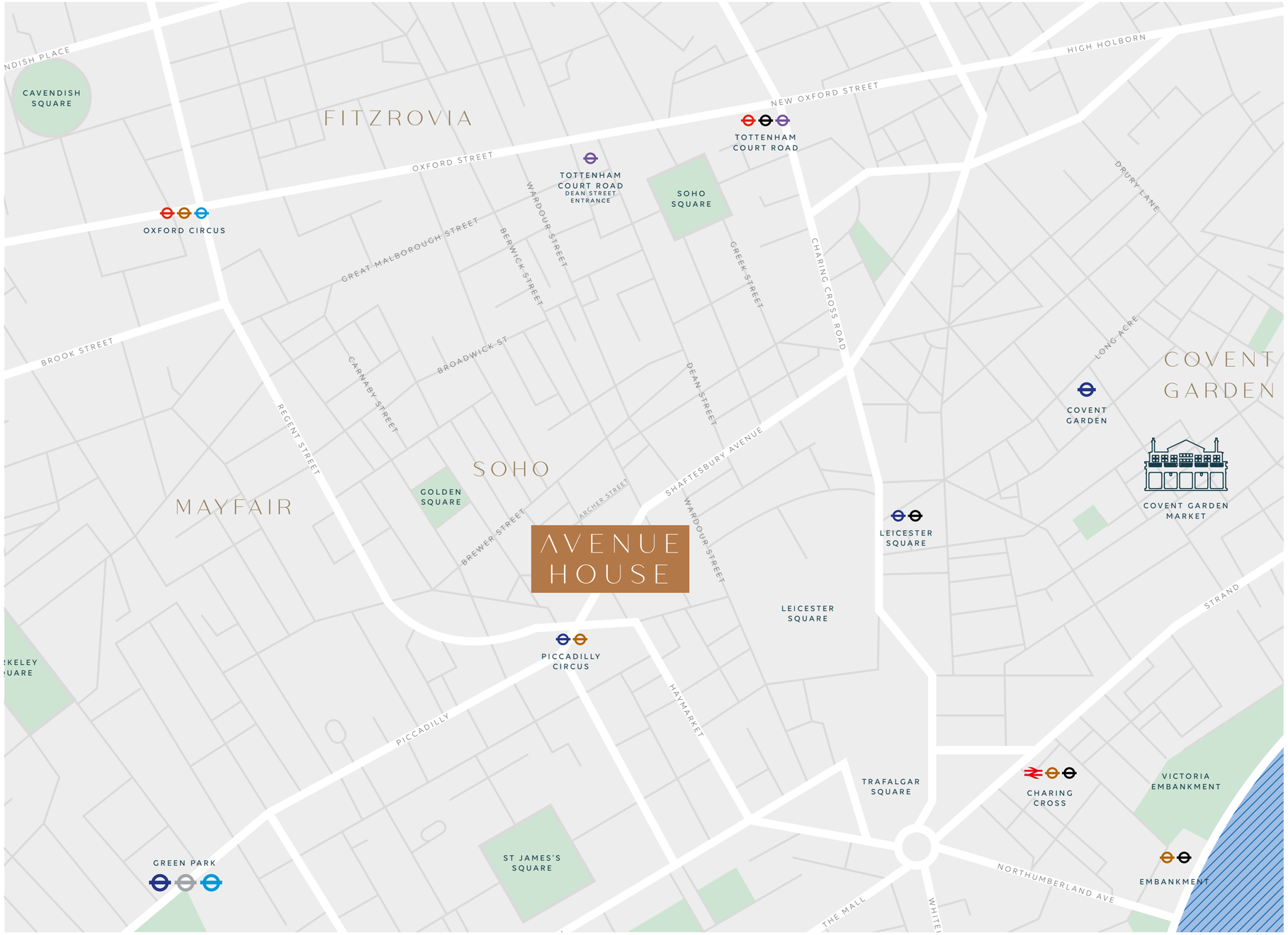












CONNECTIVITY

PICCADILLY CIRCUS
2 minutes | 1 minute

LEICESTER SQUARE
6 minutes | 2 minutes

TOTTENHAM COURT ROAD
9 minutes | 4 minutes

COVENT GARDEN
11 minutes | 3 minutes

GREEN PARK
12 minutes | 4 minutes

OXFORD CIRCUS
13 minutes | 3 minutes

CHARING CROSS
14 minutes | 8 minutes

AVENUE
HOUSE

CONTACTS

For further information, or to arrange an inspection, please contact Sole Joint Agents:

albany

Brad Sharp
07725 739 628
brad@albany-re.com

Sam Argebhant
07812 837 087
sam@albany-re.com

Adam Ben-Harosh
07773 550 906
adam@albany-re.com

Compton

Elliott Stern
07834 918 700
es@compton.london

Josh Perlmutter
07814 699 096
jp@compton.london

Alex Sugar
07585 793 379
as@compton.london

MISREPRESENTATION ACT 1967 Subject to Contract. Albany Real Estate Ltd & Compton RE Disposals Limited for themselves and the vendor of this property give notice that these particulars do not form, or form part of, any offer or contract. They are intended to give fair description of the property and whilst every effort has been made to ensure their accuracy this cannot be guaranteed. Any intending purchaser must therefore satisfy themselves by inspection or otherwise. Neither Albany Real Estate Ltd or Compton RE Disposals Limited, nor any of their employees, has any authority to make or give any further representations or warranty whatsoever in relation to this property. All prices and rents quoted are net of VAT. October 2026

www.cube-design.co.uk (Q5997)

