

Avenue House

25-27 Shaftesbury Avenue

Soho, W1

- Newly refurbished, fully-fitted & design-led office accommodation
- High-quality contemporary specification
- Floors ranging from c.1,400 – 3,000 sq. ft. (NIA)
- Prime West End location
- Excellent natural light & impressive ceiling heights
- On-site concierge
- Immediately available

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Amenities

- Design-led arrival experience.
- Excellent floor to ceiling heights.
- Meeting rooms & high-spec kitchenettes provided to all floors.
- On-site concierge.
- Brand new passenger lift.
- Bicycle storage & shower facilities.
- 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.

Description

Located in the heart of the West End, Avenue House provides beautifully refurbished and design-led workspace within a distinctive period building.

Behind its characterful façade, the 3rd & 4th floors have been comprehensively fitted & furnished for immediate occupation. The 1st & 2nd floors offer occupiers the opportunity to create a similarly high-quality fitted workspace tailored to their requirements.

Location

Avenue House is prominently positioned on Shaftesbury Avenue in the West End of London, surrounded by an outstanding selection of restaurants, cafés, bars, hotels, shops and cultural attractions.

The building benefits from excellent transport connections, with Piccadilly Circus, Leicester Square and Tottenham Court Road Underground stations all close by, providing convenient access across London.



Term

Available for immediate occupation, by way of new lease, direct from the Landlord.

EPC

EPC 'B'

VAT

The property is elected for VAT.

Floor Areas & Outgoings

Accommodation comprises the following:

FLOOR	SQ. FT. (NIA)	RENT (£ PER SQ. FT.)	ESTIMATED BUSINESS RATES (£ PER SQ. FT.)	ESTIMATED SERVICE CHARGE (£ PER SQ. FT.)
4 th	1,369	£110.00	£35.00	£14.00
3 rd	2,802	£105.00	£35.00	£14.00
2 nd	2,926	£105.00	£35.00	£14.00
1 st	2,874	£105.00	£35.00	£14.00

Contact Us

For further information or if you would like to arrange a viewing, please contact Albany, or our joint agent, Compton.



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