

UNDERGOING SUBSTANTIAL REFURBISHMENT

**AVENUE HOUSE
25-27 SHAFTESBURY AVENUE LONDON W1**

1,330 SQ FT (124 SQ M) APPROX



LOCATION:

This prominent building is on the corner of Shaftesbury Avenue and Great Windmill Street. Piccadilly Circus (Piccadilly and Bakerloo Line) and Leicester Square (Northern Line) underground stations are within a short walk. The area is very well served by restaurants, shopping and transport facilities.

For more information visit eddisons.com
T: 020 3205 0200

DESCRIPTION: This fourth floor office suite is undergoing substantial refurbishment and in total extends to approximately 1,330 sq ft (124 sq m).

FEATURES:

- Air Conditioning
- Excellent Natural Light
- Lift
- Raised Floors
- Attractive Ground Floor Entrance
- Bike and Shower Facilities

TERMS: Full rent and Lease terms on request.

EPC: TBC.

VIEWING: By appointment through the landlord's sole agents:-

Richard Spencer

Eddisons

07778 521230

For more information visit eddisons.com
T: 020 3205 0200

Eddisons

Subject to contract and exclusive of VAT if applicable

Important - Eddisons give notice that: 1: The particulars are set out as a general outline for guidance of intending purchasers/tenants and do not constitute, nor constitute part of, an offer or contract. 2: All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchaser/tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3: No person in the employment of Eddisons has any authority to make or give any representation or warranty whatever in relation to this property. • Regulated by RICS