



# To Let

**31,894 sq. ft of office space available, located on the border of Soho and Covent Garden.**

- Excellent transport links
- Cat A on 3rd floor
- 1st floor fully fitted
- Commissionaire
- 24 Hour Security
- Secure Cycle storage
- Showers

**130 Shaftesbury Avenue**

London, W1D 5AR

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**4,344 to 31,894 sq ft**

403.57 to 2,963.05 sq m

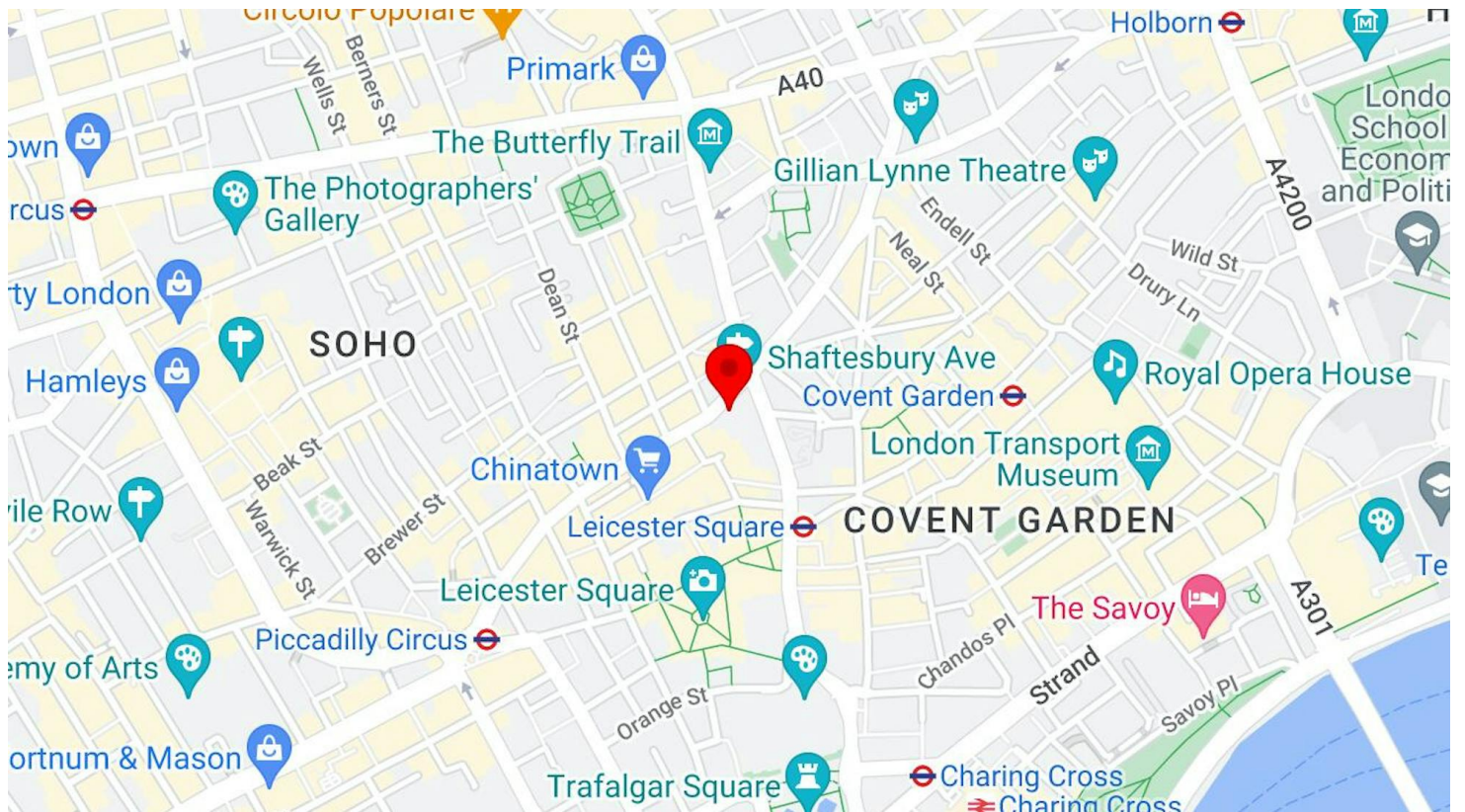
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**Reference: #102084**



# 130 Shaftesbury Avenue

London, W1D 5AR



## Summary

Available Size	4,344 to 31,894 sq ft / 403.57 to 2,963.05 sq m
Rent	£68.50 - £75 per sq ft
Rateable Value	£250,000
Service Charge	£18.07 per sq ft
EPC	C (66)

## Description

The available floors will be comprehensively refurbished to suit a wide array of occupiers. The 1st floor will be fully fitted and the 3rd floor will be finished to a Cat A specification. The building itself benefits from high quality end of journey facilities, providing secure cycle storage, showers and a reception with a commissionaire with 24 hour access and security.

## Location

Located on the border of Soho and Covent Garden, 130 Shaftesbury Avenue benefits from a prime West End location. Within a 3-minute walk to Leicester Square Underground Station (Piccadilly and Northern), a 6minute walk to Covent Garden Underground Station (Piccadilly Line), a 5-minute walk to Piccadilly Circus (Bakerloo and Piccadilly line) and a 6-minute walk to Charing Cross and Embankment.

## Accommodation

The accommodation comprises of the following:

Name	sq ft	sq m	Availability
4th	13,756	1,277.97	Under Offer
3rd - Whole	13,775	1,279.74	Under Offer
<b>Total</b>	<b>27,531</b>	<b>2,557.71</b>	

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