

UPON THE INSTRUCTIONS OF  
SHAFTESBURY PLC

MEDIA STYLE COMFORT COOLED  
REDECORATED OFFICE FLOOR



PROPERTY PARTICULARS

## 62 SHAFTESBURY AVENUE, LONDON W1



### LOCATION

The building occupies a prominent position at the corner of Shaftesbury Avenue and Wardour Street. Piccadilly Circus and Leicester Square Underground stations are close by and Charing Cross Underground and Mainline station is within walking distance.

### ACCOMMODATION

Comprises a self-contained comfort cooled **first floor** office suite of approximately **1,107 sq ft** which has been redecorated throughout and currently provides two large open plan areas, a kitchenette and private WCs.

### FEATURES

- Timber floor
- Comfort cooling
- High Ceilings
- Central heating
- Passenger lift
- Secondary glazing
- Entry phone
- Private WCs
- Kitchenette
- Secondary Glazing

### LEASE

A new lease from the freeholder is available for a term by arrangement.

### RENT

£36,000 per annum exclusive.

### SERVICE CHARGE

Approximately £6 per sq ft.

### VIEWING

By appointment through sole letting agent

Contact Andrew Rosen or Paul Gold

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