

INCENTIVES AVAILABLE
INCLUDING FIXED SERVICE CHARGE

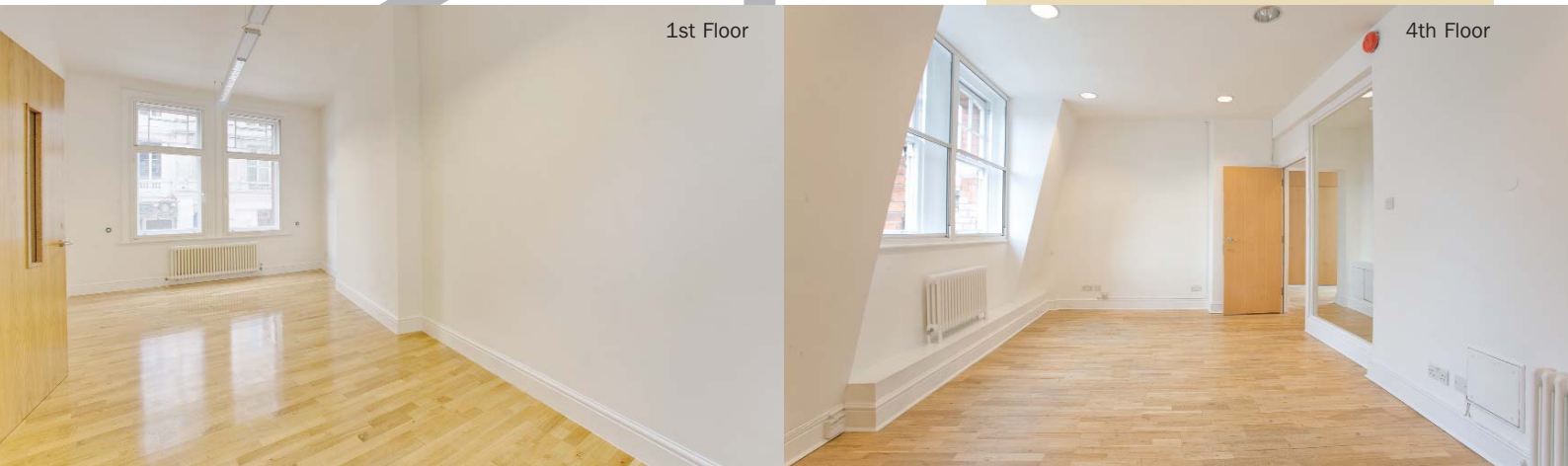
on behalf of
Shaftesbury PLC



52 SHAFTESBURY AVENUE
LONDON W1

TWO SMALL OFFICES TO LET





LOCATION

The building occupies a prominent position on the corner of Shaftesbury Avenue and Rupert Street. Piccadilly Circus and Leicester Square underground stations are close by and Charing Cross underground and mainline station are also within walking distance.

ACCOMMODATION

Comprises two self-contained recently redecorated office suites, each of which is divided into two rooms.

4th Floor East	388 sq.ft. approx	(36.05sq.m.)
1st Floor East	412 sq.ft. approx	(38.28sq.m.)

TERMS

New leases for a term by arrangement.
Rent upon application.

VIEWING

Strictly by appointment through sole agents.

Andrew Rosen



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FEATURES

CENTRAL HEATING

EXCELLENT NATURAL LIGHT

ENTRY PHONE

SITE MANAGEMENT

PASSENGER LIFT

SECONDARY GLAZING

WOODEN FLOORING

PRIVATE WCs

SHORT FORMAT LEASE

Particulars are submitted for guidance only and do not form part of any contract. Applicants must rely upon their own enquiries upon all matters relating to properties they intend to acquire. All floor areas quoted are approximate. All terms are exclusive of Value Added Tax. (July 2008)