



**OFFICES / ALTERNATIVE CLASS E USES**  
**828 – 5,984 SQ FT (76.9 – 555.9 SQ M)**  
Sovereign House, 212 - 224 Shaftesbury Avenue, London, WC2H 8HQ

**SHW**

**TO LET**

**MAKING  
PROPERTY  
WORK**

**SHW.CO.UK**



# Rent | £42.50 PER SQ FT

### LOCATION

Sovereign House is located on Shaftesbury Avenue adjacent to The Shaftesbury Theatre by the junction with High Holborn. The property is a short walk away from the tube and there are numerous bus routes along Shaftesbury Avenue and High Holborn.

Tottenham Court Road – **Central & Northern** Holborn – **Central & Piccadilly**

The property is close to Covent Garden and Soho, providing a wide range of retail and food and drink offerings.

### ACCOMMODATION (NIA)

	SQ FT	SQ M
4th Floor Suite 4.1	2,159	200.6
4th Floor Suite 4.2	828	76.9
3rd Floor Suite 3.1	2,216	277.4
3rd Floor Suite 3.2	812	85.0
2nd Floor Suite 2.1	2,012	186.9
2nd Floor Suite 2.2	985	91.5
1st Floor	3,130	317.1
<b>TOTAL</b>	<b>12,142</b>	<b>1128.03</b>

### RENT

£42.50 per sq ft exclusive plus VAT

### SERVICE CHARGE

2021-22 Budget: £9.39 per sq ft

### DESCRIPTION

Sovereign House is an attractive Grade II listed property with retail at ground floor and offices above.

Each floor is split either side of a central core into a wing of c2,000 sq ft and a smaller wing.

The space is cellular in nature and would suit a variety of uses as well as offices. Available to let on a floor-by-floor basis, this space is to be refurbished.

### TENURE

A new full repairing and insuring lease is available direct with the landlord on terms to be agreed

### RATES

On Application

### VAT

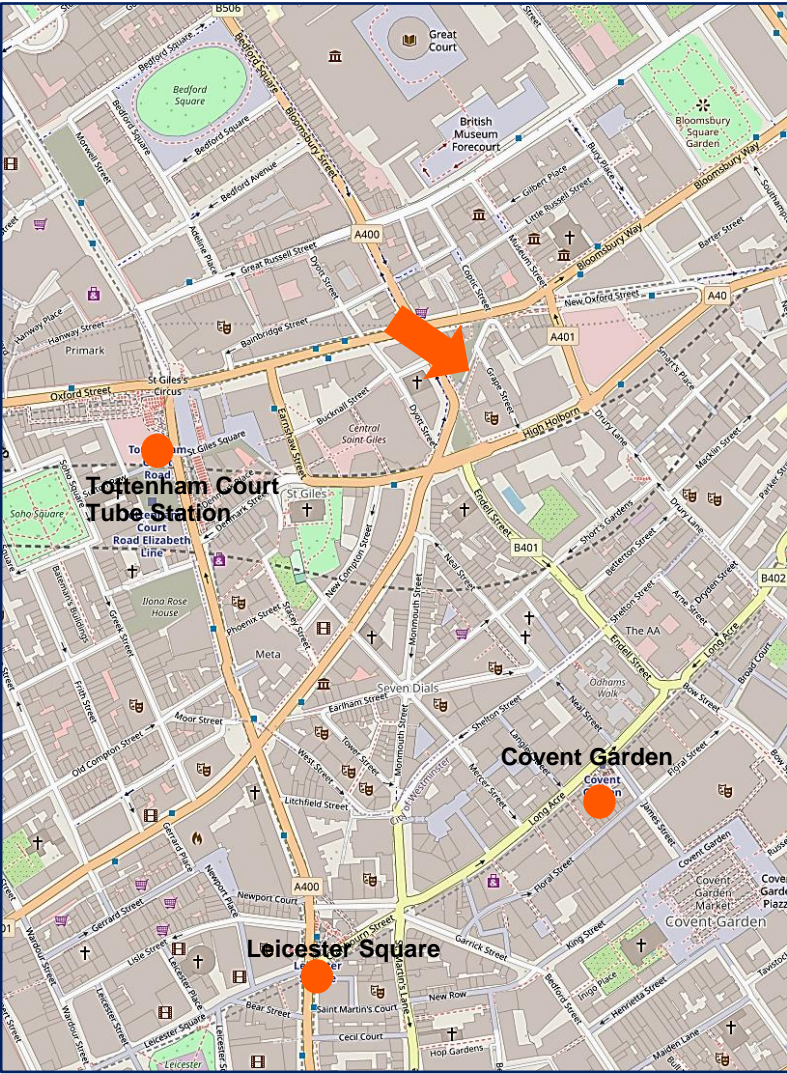
VAT will be chargeable on the terms quoted.

### LEGAL COSTS

Each party is to be responsible for their own legal fees.

### EPC

Available on request.



© OpenStreetMap contributors



### VIEWINGS – 020 7389 1500

Thomas Tarn  
Andy O’Driscoll

t: 07943 579 296 | e: ttarn@shw.co.uk  
t: 07894 692 085 | e: aodriscol@shw.co.uk



**SOCIAL**  
Follow us on twitter @SHWProperty

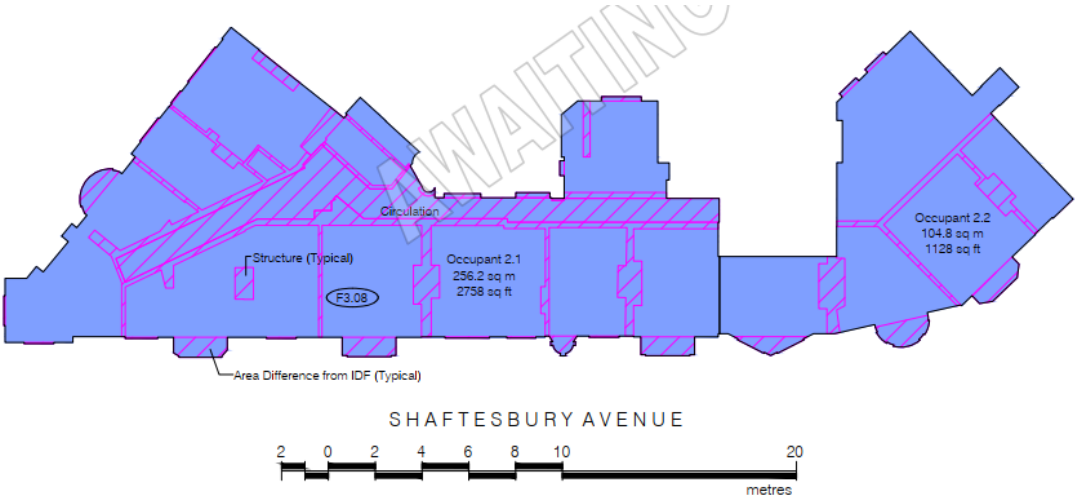
**MAKING  
PROPERTY  
WORK**

**SHW.CO.UK**

SHW prepares sales and letting particulars diligently and all reasonable steps are taken to ensure that they are correct. Neither a seller nor a landlord nor SHW will, however, be under any liability to any purchaser or tenant or prospective purchaser or tenant in respect of them. If a property is unoccupied, SHW may not have all the information required by a prospective purchaser or tenant in its possession, may not be able to obtain it and may not be able to verify all the information which it does hold. The mention of appliances and/or services or heating/cooling system or any other plant or fenestration systems in this description does not imply that they are in working order. Prospective purchasers should make their own investigations before finalising any agreement to purchase or lease. Note: Any maps or plans included in this document are obtained from Promap under our Ordnance Survey Business Use Copyright licence ES 100017692 or are Goad Digital Plans including mapping data licensed from Ordnance Survey Crown Copyright 2007 under licence number PU 100017316

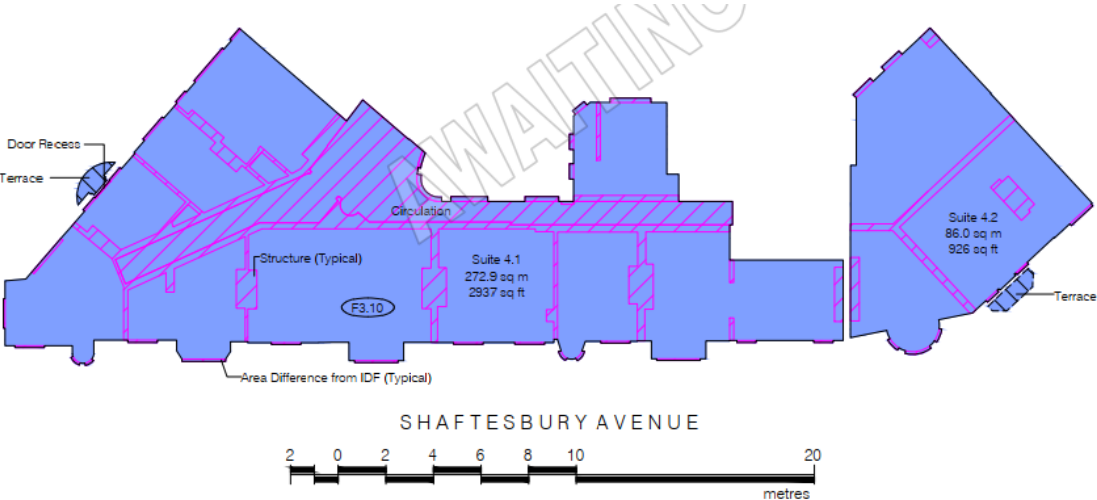


2<sup>ND</sup> FLOOR  
INDICATIVE  
PLANS  
ONLY



Suite 2.1

4<sup>TH</sup> FLOOR  
INDICATIVE  
PLANS  
ONLY



Suite 2.1



VIEWINGS – 020 7389 1500

Thomas Tarn  
Andy O’Driscoll

t: 07943 579 296 | e: ttarn@shw.co.uk  
t: 07894 692 085 | e: aodriscoll@shw.co.uk



SOCIAL  
Follow us on twitter @SHWProperty

MAKING  
PROPERTY  
WORK

SHW.CO.UK

SHW prepares sales and letting particulars diligently and all reasonable steps are taken to ensure that they are correct. Neither a seller nor a landlord nor SHW will, however, be under any liability to any purchaser or tenant or prospective purchaser or tenant in respect of them. If a property is unoccupied, SHW may not have all the information required by a prospective purchaser or tenant in its possession, may not be able to obtain it and may not be able to verify all the information which it does hold. The mention of appliances and/or services or heating/cooling system or any other plant or fenestration systems in this description does not imply that they are in working order. Prospective purchasers should make their own investigations before finalising any agreement to purchase or lease. Note: Any maps or plans included in this document are obtained from Promap under our Ordnance Survey Business Use Copyright licence ES 100017692 or are Goad Digital Plans including mapping data licensed from Ordnance Survey Crown Copyright 2007 under licence number PU 100017316

### CAMDEN COUNCIL'S WEST END PROJECT

The area outside the property is being transformed under Camden Council's West End Project.

*The plans include a dramatic redesign of bustling Princes Circus on Shaftesbury Avenue, with a new pedestrianised area improving access between Covent Garden and the British Museum. This proposal involves removing traffic from sections of Bloomsbury Street and Shaftesbury Avenue to create a larger, traffic-free public square, with widened pavements and safer cycle routes. New planting will create a new green space in the city, providing pockets of tranquillity. The listed drinking fountain is to be restored and relocated. New pedestrian crossings will make the area easier to navigate*

Source: e-architect



Source:  
e-architect



Source:  
e-architect



Source:  
e-architect



VIEWINGS – 020 7389 1500

Thomas Tarn  
Andy O'Driscoll

t: 07943 579 296 | e: ttarn@shw.co.uk  
t: 07894 692 085 | e: aodriscoll@shw.co.uk



SOCIAL  
Follow us on twitter @SHWProperty

MAKING  
PROPERTY  
WORK

SHW.CO.UK