

4,344 – 18,119 sq ft  
refurbished offices to let

ONE  
THIRTY  
W1

SHAFTESBURY AVENUE



Ground floor reception with soft seating

# THE STAGE IS SET.

- 01 Reception CGI
- 02 Exterior

Welcome to One Thirty Shaftesbury Avenue on the border of Soho and Covent Garden.

This striking building has been transformed by Thirdway, to provide thoughtfully designed workspace across two floors, alongside new front of house facilities.

The first floor offers new Landlord Plug & Play fitted workspace of 4,344 sq ft, whilst the third floor is offered as new Landlord CAT A blank canvas space, with a fully exposed ceiling of 13,775 sq ft. Both floors are ready for occupation.



Prime Covent Garden and Soho location



1st floor fitted Plug & Play



3rd floor CAT A



Commissionaire and 24/7 security & Access



Efficient floors and high levels of natural light



Secure cycle spaces and bike repair station



12 showers and drying room



3 passenger lifts



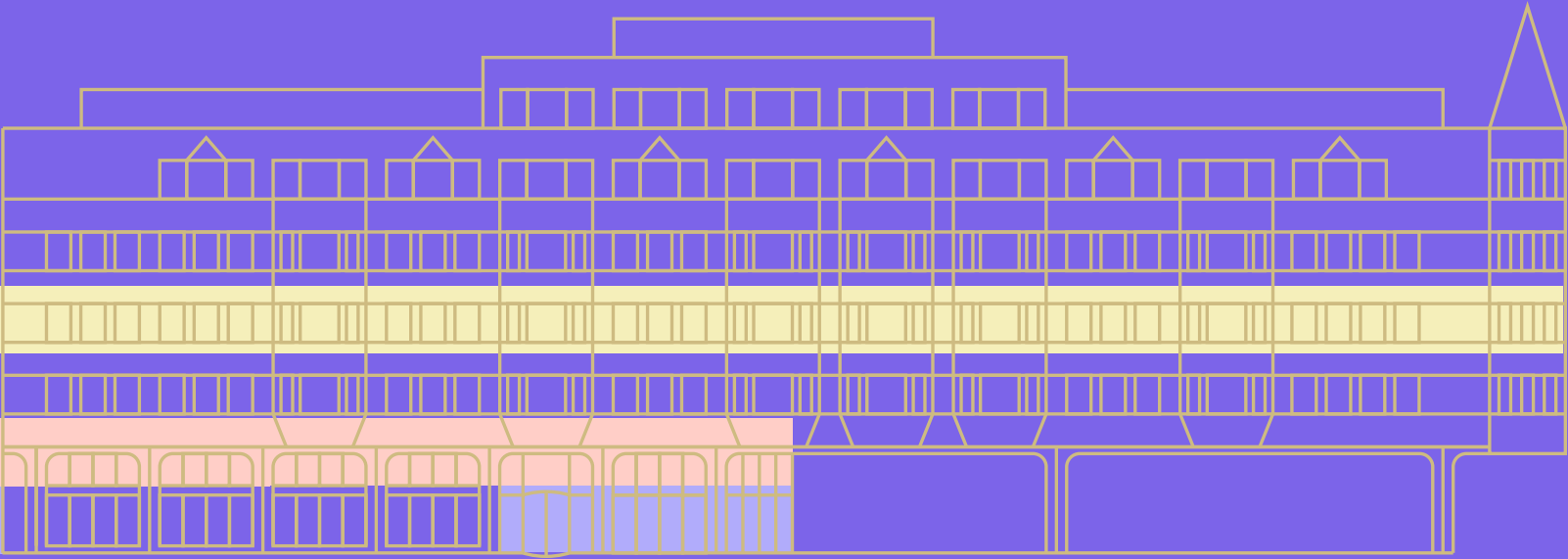
EPC rating C



7 car parking spaces available

# SCHEDULE OF AREAS.

Floor	Finish	Sq Ft	Sq M
6th			Let
5th			Let
4th			Let
3rd	Cat A	13,775	1,280
2nd			Let
1st	Fitted	4,344	404
Ground	Reception	1,325	123
Ground			Let
<b>Total Office</b>		<b>18,119</b>	<b>1,684</b>



SHAFTESBURY AVENUE



TAKE  
YOUR SEAT.

# A REAL SHOWSTOPPER.

Fitted out to a high quality standard with accent design details and muted contemporary colour palette, the first floor is the perfect space for businesses who want to hit the ground running and get straight to work.



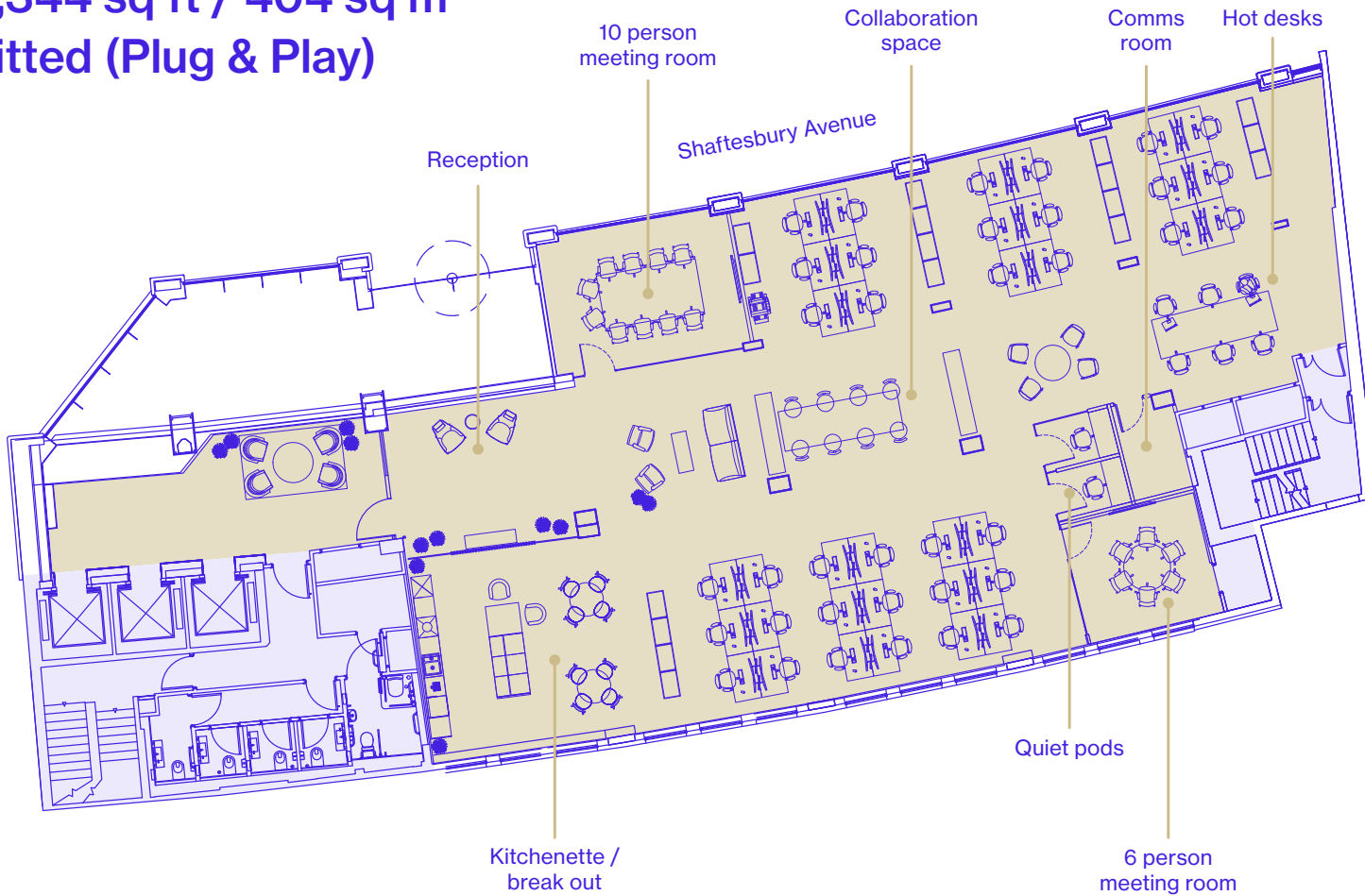
- 01 Meeting room
- 02 Kitchen and breakout area



- 01 Breakout space
- 02 Soft seating area
- 03 Hot desking and workspace
- 04 Informal meeting area

# 1ST FLOOR

4,344 sq ft / 404 sq m  
Fitted (Plug & Play)



For indicative purposes only.  
Not to scale.



Reception area



IT enabled



36 fixed desks & 6 hot desks



Occupational density: 1:10 sq m



Collaboration space



2 meeting rooms



100mm raised floors



Kitchen break out space



2 quiet pods





A BLANK  
CANVAS.

# MAKE IT YOUR OWN.

The third floor offers a brand new CAT A refurbished suite. A flexible floorplate, so businesses can design the space to accommodate the way they like to work.



- 01 Reception (CGI)
- 02 Office space (CAT A)
- 03 Kitchen and breakout area (CGI)





Indicative CGI of 3rd floor fitted workspace

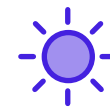
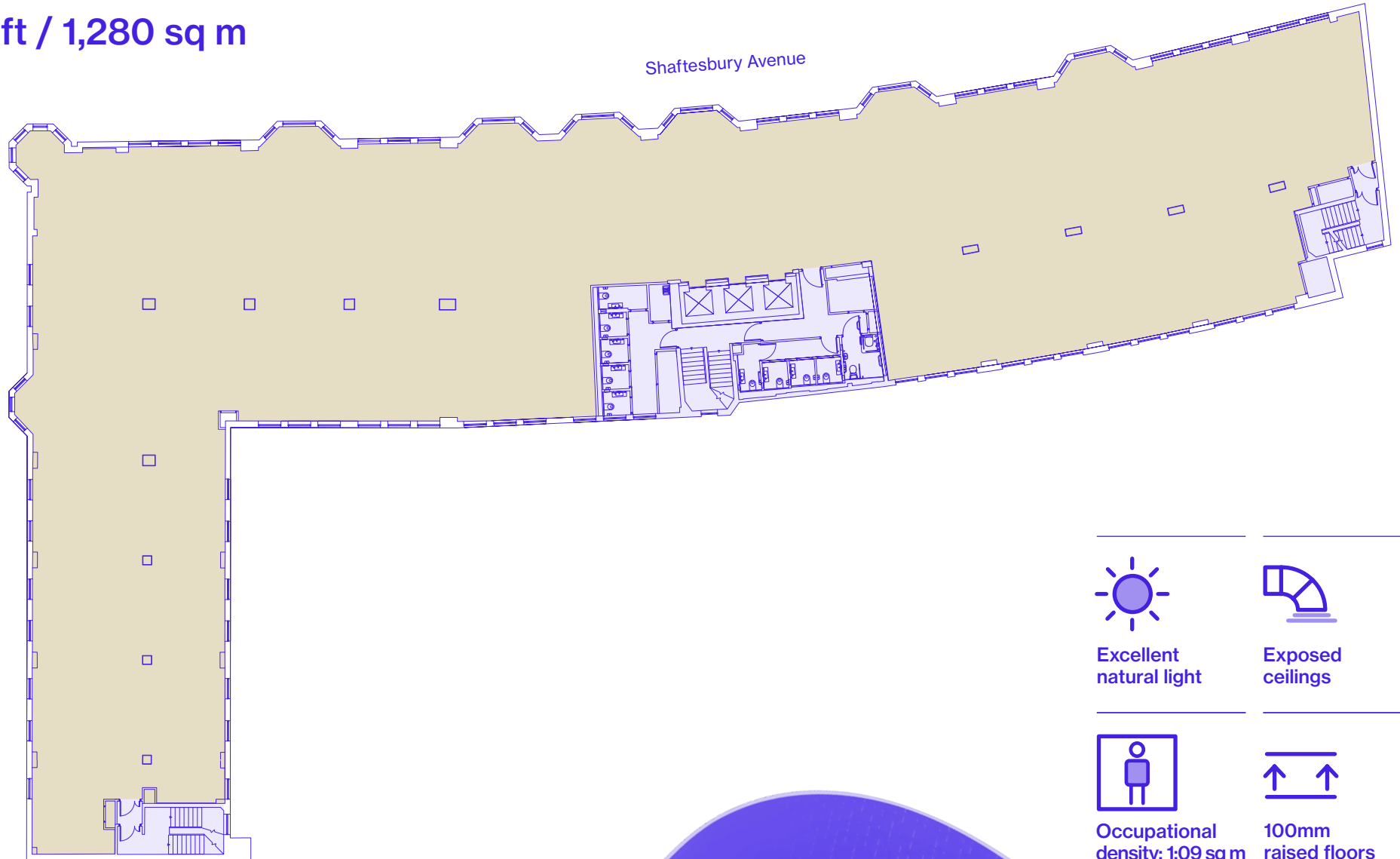


Indicative CGI of 3rd floor fitted workspace

# 3RD FLOOR

13,775 sq ft / 1,280 sq m

Cat A



Excellent natural light



Exposed ceilings



Occupational density: 1:09 sq m



100mm raised floors

North

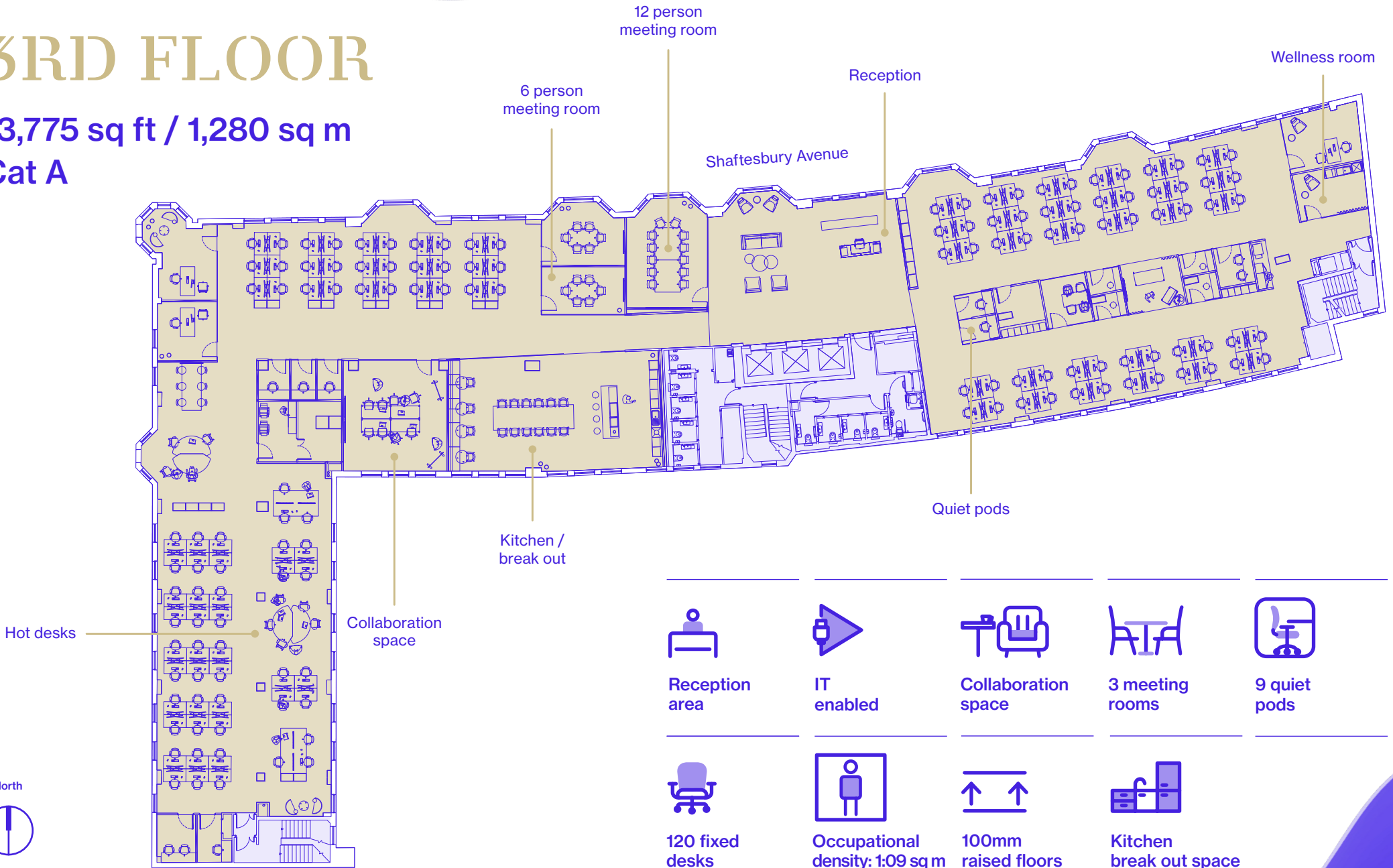


For indicative purposes only.  
Not to scale.

# 3RD FLOOR

13,775 sq ft / 1,280 sq m

Cat A



For indicative purposes only.  
Not to scale.

Reception area	IT enabled	Collaboration space	3 meeting rooms	9 quiet pods
120 fixed desks	Occupational density: 1:09 sq m	100mm raised floors	Kitchen break out space	

# IN THE LIMELIGHT.

In the heart of London's theatre district, with Soho and Covent Garden on your doorstep – the local area offers a vibrant and eclectic mix of amenities morning, day and night.



- 01 Seven Dials Market
- 02 Brasserie Max
- 03 Dean Street Townhouse

- 04 Simmons Soho
- 05 Floral Street
- 06 Temper
- 07 Lina Stores

# IN THE ROUND.

Five underground stations are within easy reach of 130 Shaftesbury Avenue. The newly opened Elizabeth Line at Tottenham Court Road has reduced travel times across the City, whilst National rail services are available from Charing Cross station.

**Restaurants**

1. The Ivy
2. The Petersham
3. Noble Rot
4. Hoppers
5. La Bodega Negra
6. Cecconi's
7. Louie
8. Berenjak

**Retail**

15. APC
16. Arket
17. Apple
18. Paul Smith
19. Le Labo
20. Magma
21. YMC

**Leisure**

30. Soho House
31. Outernet
32. Curzon Soho

**Occupiers**

33. Deckers
34. Brebners
35. Robert Walters
36. Red Bull
37. 20th Century Fox
38. Dolby
39. Tripadvisor
40. Palantir
41. Bank of East Asia
42. Hogarth
43. NBA
44. Hearst
45. NFL
46. Google
47. NBC Universal
48. Peloton

**Bars / Pubs**

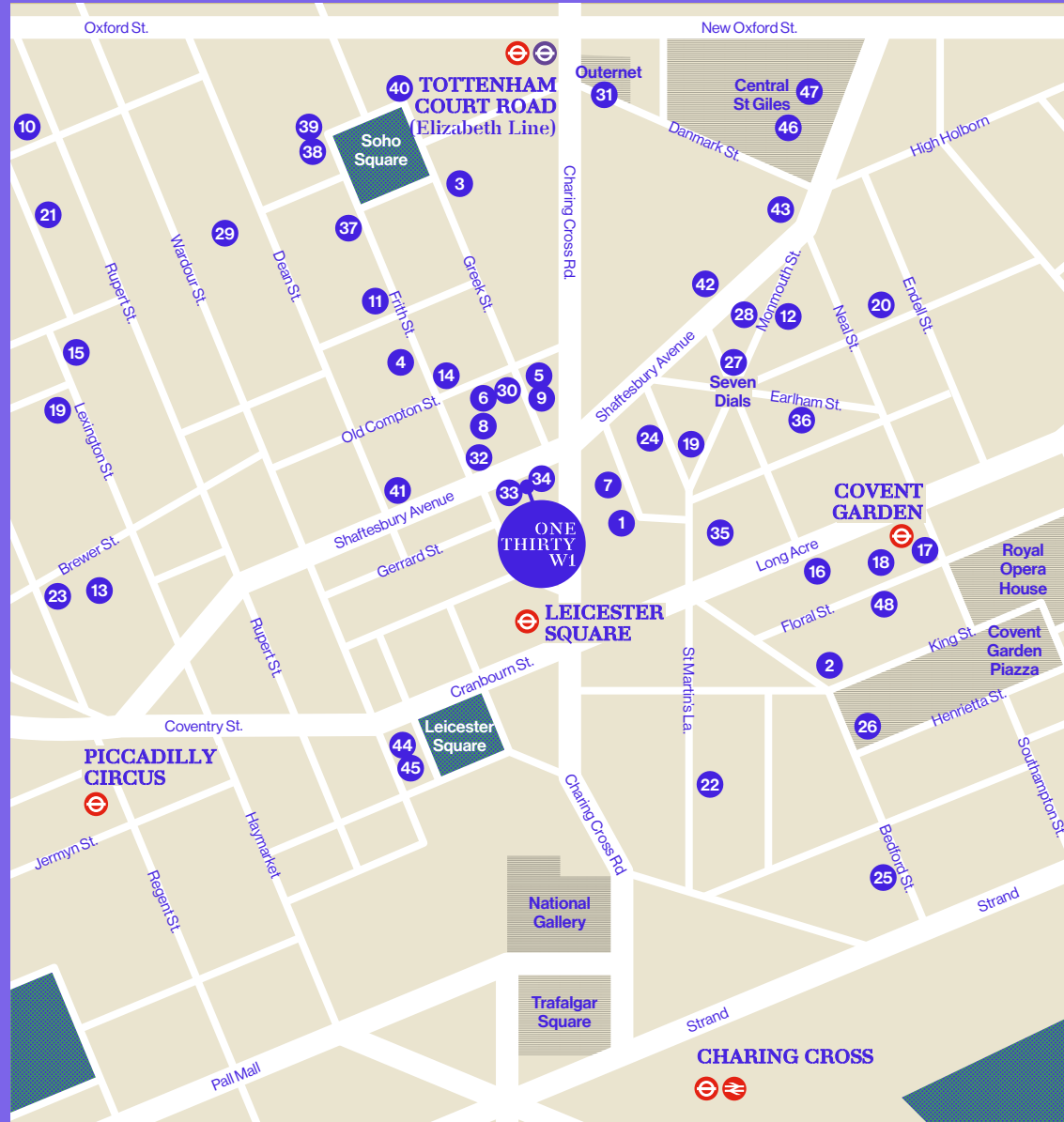
9. Bar Termini
10. BrewDog
11. The Dog & Duck

**Gyms**

22. Gymbox
23. Third Space
24. Digma
25. Fitness First

**Hotels**

- Cafés**
12. Monmouth Coffee
  13. Hideaway Coffee
  14. Bar Italia
  26. The Z Hotel
  27. Mercer Street Hotel
  28. Covent Garden Hotel
  29. The Soho



Leicester Square



Tottenham Court Rd



Piccadilly Circus



Covent Garden



Charing Cross





## Terms

Upon application.

## Viewings

Strictly through the joint sole letting agents.

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