

CROSSLAND OTTER HUNT

119 Shaftesbury Avenue,
London,
WC2H 8AD

Media Style Office to Let with
Excellent Natural Light

879 sq ft (81.66 sq m)



020 7408 1114

www.coh.eu

CROSSLAND OTTER HUNT

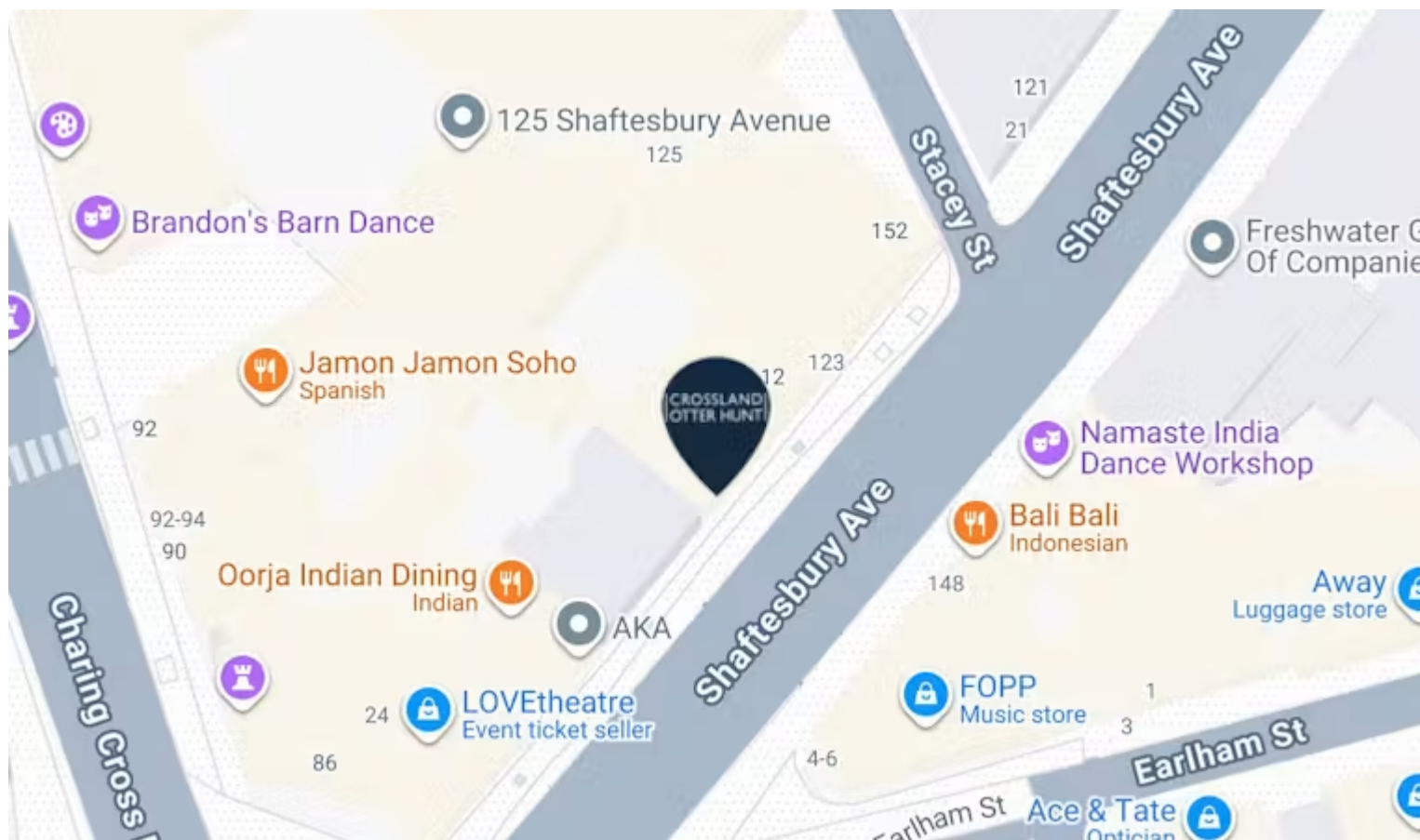
119 Shaftesbury Avenue,
London,
WC2H 8AD

Media Style Office to Let with
Excellent Natural Light

879 sq ft (81.66 sq m)

[View Online →](#)

020 7408 1114
www.coh.eu



Nearest Stations



Leicester Square
(0.2 Miles)

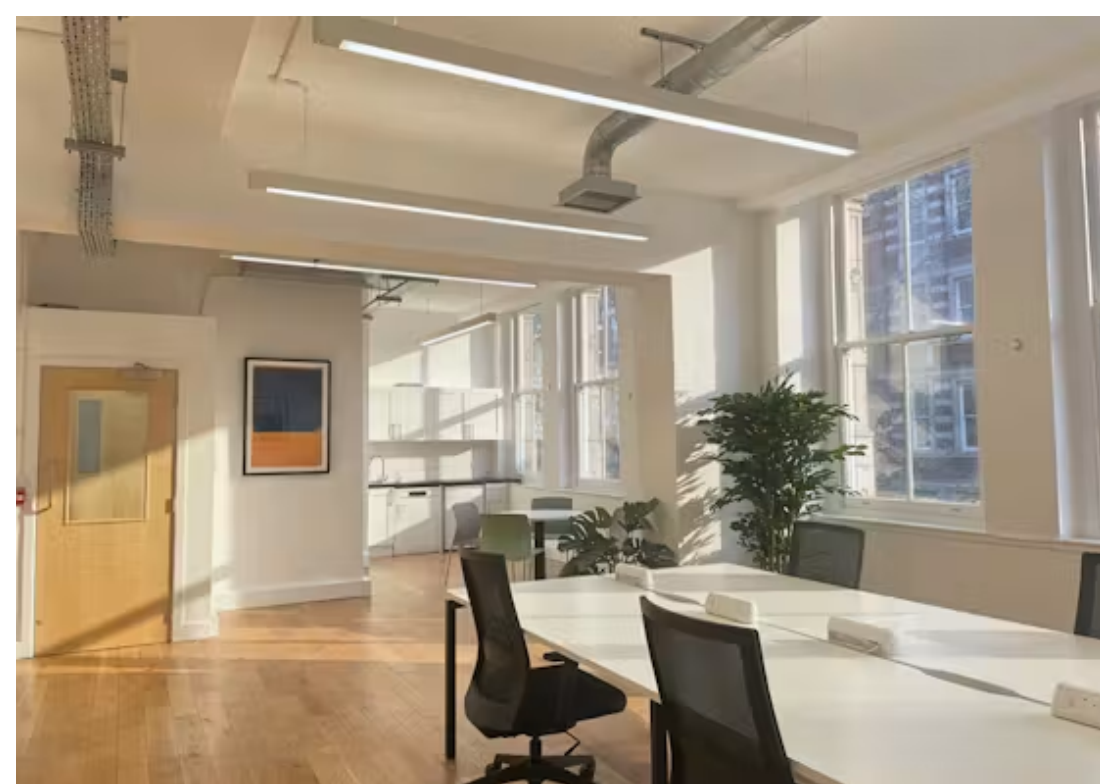


Covent Garden
(0.2 Miles)



Tottenham Court Road
(0.2 Miles)

The building is located on the north side of Shaftesbury Avenue, in close proximity to Seven Dials, which has a wealth of amenities. Tottenham Court Road (Central and Northern lines), Covent Garden (Piccadilly line) and Leicester Square (Northern and Piccadilly lines) are all within easy walking distance.



CROSSLAND OTTER HUNT

119 Shaftesbury Avenue,
London,
WC2H 8AD

Media Style Office to Let with
Excellent Natural Light

879 sq ft (81.66 sq m)

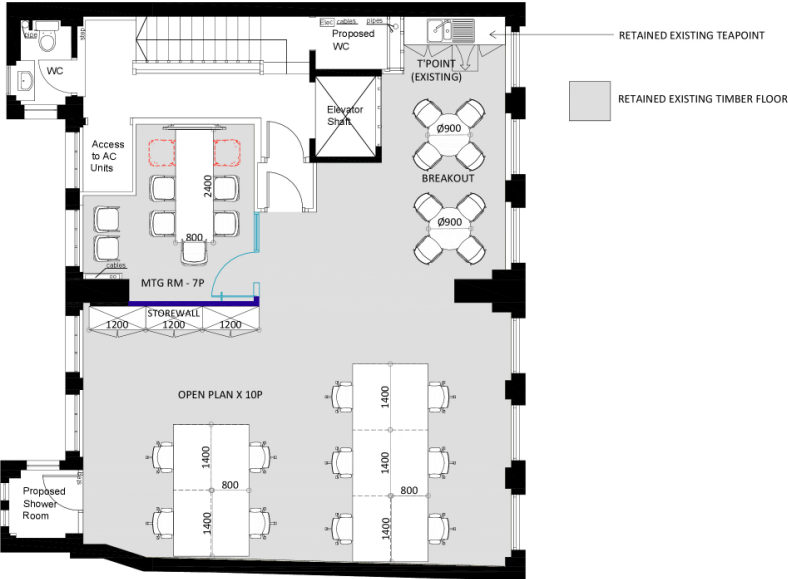
[View Online →](#)

020 7408 1114
www.coh.eu

- LED Lighting
- Kitchenette
- Excellent Natural Light
- Air Cooling
- Demised Shower

119 Shaftesbury Avenue, 1st floor - SK01

879 sq ft / 81.7 sqm



PARTITION KEYS	
	EXISTING PARTITION
	NEW GLAZED PARTITION SINGLE ACUSTIC LAMINATE GLAZED MATT BLACK FRAME
	NEW SOLID PARTITION AFF 210208M (S)
	NEW GLAZED DOOR SINGLE ACUSTIC LAMINATE MATT BLACK FRAME

E	Breakout Furniture layout amended	22.10.25
		SP CW Draft
D	Amended furniture layout plan per client's comments	07.10.25
		SP CW Draft
C	Amended furniture layout plan per client's comments	06.10.25
		SP CW Draft
B	Meeting room table size amended	06.10.25
		SP CW Draft
A	Furniture layout amended per client's comment	02.10.25
		SP CW Draft

TITLE GA-SK01
STATUS DRAFT

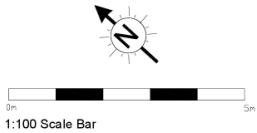
81 Chancery Lane
London
WC2A 1ED
www.constructivespace.com
E: info@constructivespace.com
T: 0203 8409870

CLIENT
CROSSLAND OTTER HUNT LLP

PROJECT
1FL, 119 SHAFTESBURY AVENUE
LONDON
WC2

DESCRIPTION
GENERAL ARRANGEMENT
PROPOSED - SK01

DATE 01.10.25 DRAWN BY SP
SCALE 1:50@A1 CHECKED BY BH
DRAWING NO REV
COH_SA_1_GA_SK01 E



Do not reproduce drawings or descriptions for reproduction without the designer's written consent.
All dimensions are subject to site checks. This drawing is the copyright of Constructive Space and may not be reproduced in any form without prior written consent.

Accommodation

The accommodation comprises the following areas:

NAME	SQ FT	SQ M	RENT (SQ FT)	RATES PAYABLE (SQ FT)	SERVICE CHARGE (SQ FT)	TOTAL MONTH	TOTAL YEAR	AVAILABILITY
1st	879	81.66	£72.50	£25	£11.03	£7,949.82	£95,397.87	Available

CROSSLAND OTTER HUNT

CONTACT US



Mathis Piquiot

07856686966

mathis@coh.eu



Richard Lockhart

020 7399 2735 | 07780661096

richard@coh.eu

JOINT AGENTS

Rhys Evans (SHB Real Estate)

07788 724400

Ollie Friend (SHB Real Estate)

07493 194131

020 7408 1114

www.coh.eu

Description

The first floor has been refurbished to provide light, bright office accommodation with wooden floors throughout. The floor also benefits from a demised shower.

Location

The building is located on the north side of Shaftesbury Avenue, in close proximity to Seven Dials, which has a wealth of amenities. Tottenham Court Road (Central and Northern lines), Covent Garden (Piccadilly line) and Leicester Square (Northern and Piccadilly lines) are all within easy walking distance.

Terms

A new lease direct from the Landlord.

EPC

Upon enquiry

ANTI MONEY LAUNDERING

The successful applicant will be required to provide two forms of ID and proof/source of funds, to satisfy anti-money laundering protocols.

The above information contained within this email is sent subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements of dimensions contained in these particulars. Generated on 08/01/2025

|CROSSLAND| |OTTER HUNT|

www.coh.eu



Visit Our Office
3-5 Barrett Street
London
W1U 1AY