



77 SHELTON STREET, LONDON, WC2H 9FD

FROM - 742 SQ. FT



OVERVIEW

77 Shelton Street offers a thoughtfully designed and flexible office environment in the heart of Covent Garden, with contemporary kitchenettes, adaptable workspaces and inviting meeting and breakout areas. The spaces overlook Shelton Street towards Seven Dials, creating a bright and versatile setting designed to support focus, collaboration and evolving ways of working.

YOUR OFFICE, DELIVERED AND MANAGED BY FOLIA.



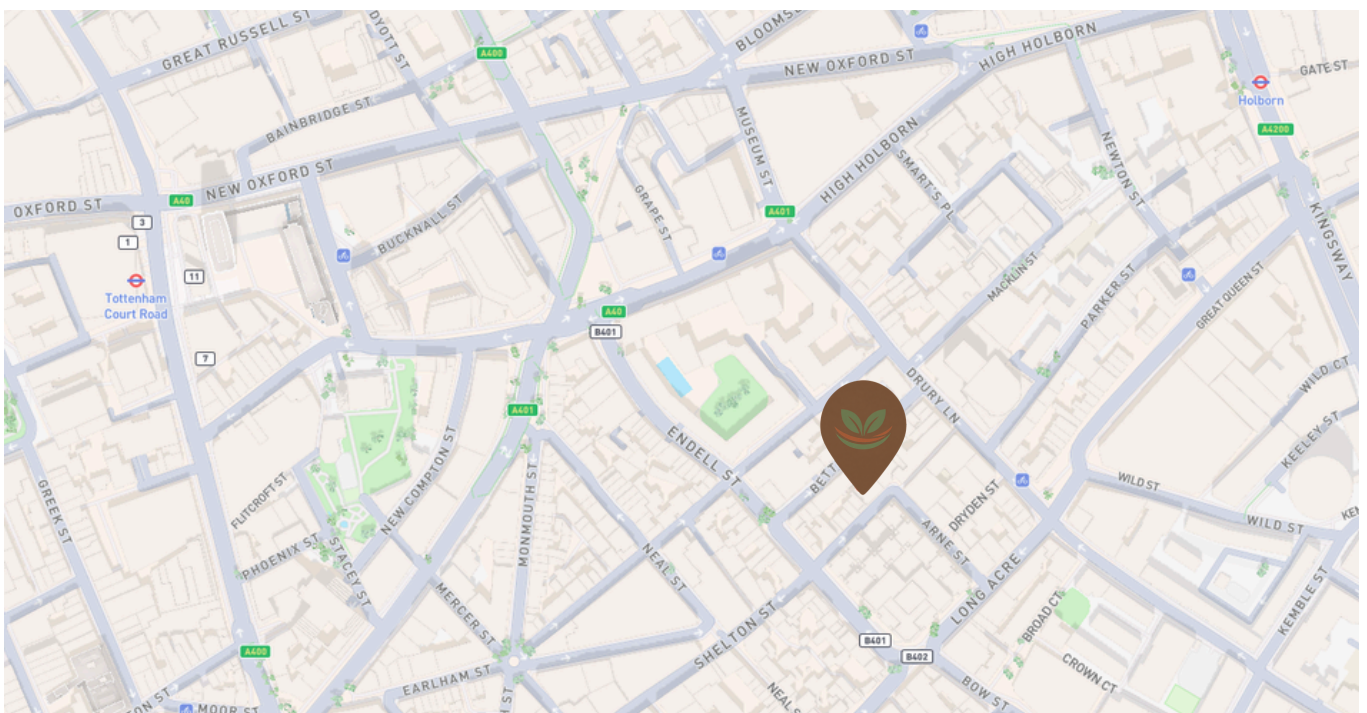
From rent, rates and service charge to fit-out, facilities and day-to-day operations, we manage the workplace as one complete service, giving you one point of accountability, one invoice and one simple solution, with no hidden costs.

SPECIFICATION AND AMENITIES



LOCATION

77 Shelton Street is ideally positioned in the heart of Covent Garden, just moments from Covent Garden Station with Piccadilly Line services. Tottenham Court Road provides access to the Elizabeth Line, while Charing Cross offers National Rail connections, all within easy reach.



THE ACCOMODATION



INCLUDED

PROPERTY EXPENDITURE

Rent
Service Charge
Business Rates
Building Insurance

OPERATIONAL EXPENDITURE

Utilities
Cleaning & Waste Disposal_
Facilities Management
Maintenance
Health & Safety & Compliance
Security

CAPITAL EXPENDITURE

Building Surveys
Stamp Duty Land Tax
Interior Design
Fit-Out Works
Acquisition Fees

TERMS

2ND FLOOR

745 SQ FT

24 MONTHS

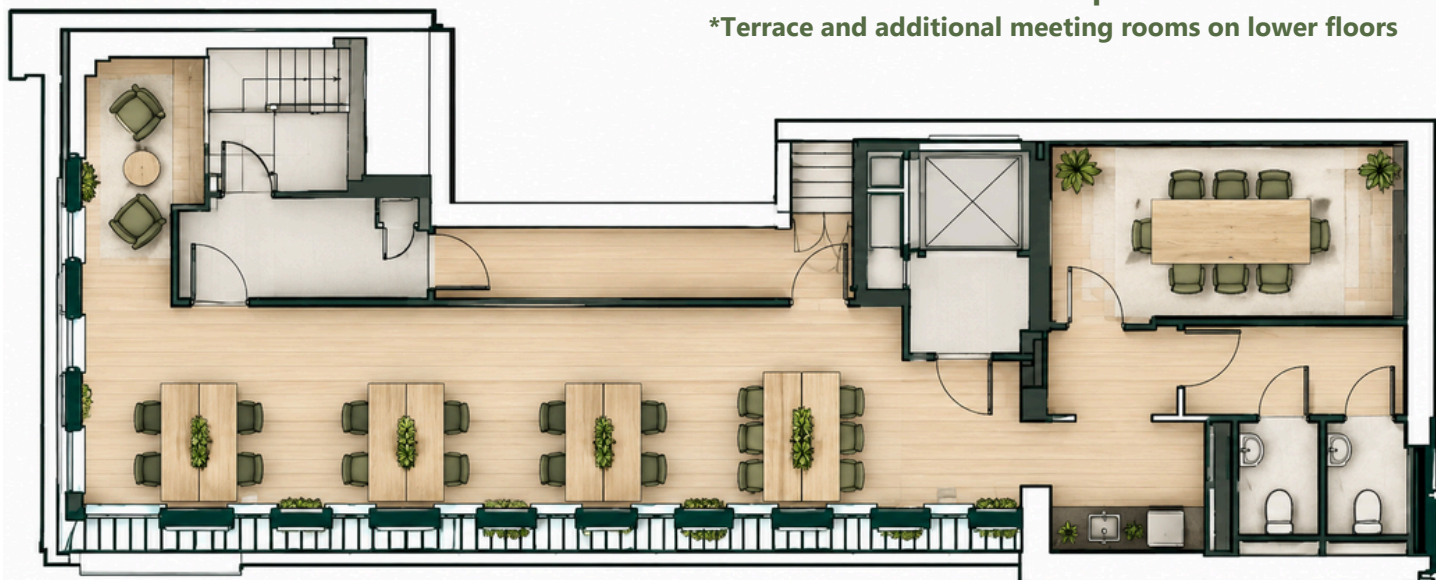
BRAND NEW, FULLY
FITTED

£153

£9,499 PLUS VAT

2nd Floorplan

*Terrace and additional meeting rooms on lower floors



"Images are digitally enhanced and/or dressed for illustrative purposes and may not represent the exact current condition, specification or appearance of the property. Furniture, finishes and other elements shown may illustrate how an occupier could choose to configure or use the space."

THE SPACE





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“Our Guiding Principle - Truth Over Transactions”