

No 3  
Robert  
St.

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WC2

Where Mayfair style  
meets Covent Garden.





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## Overview

Dating from 1768–1774 and designed by the architect Robert Adam, 3 Robert Street is a stunning example of a refurbished period property for today's discerning occupiers.

With the design details of those expected in a prime Mayfair building, it offers 9,441 sq ft of truly exceptional space in a Covent Garden location.

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1. Ground floor reception
2. 1st floor office
3. 1st floor ceiling detail
4. Exterior entrance lantern





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## Specification

- Newly refurbished and restored.
  - Roof terraces with views over the River Thames.
  - New VRF air conditioning.
  - New DALI controllable LED lighting.
  - Passenger lift.
  - New oak wood flooring with fully cabled floor boxes.
  - Tea point / breakout areas on each floor.
  - Excellent floor to ceiling height.
  - Period features.
  - Commissionaire.
  - Comms rack on each floor.
  - Fibre optic connectivity.
  - Showers.
- 



1. 1st floor office
2. Shower room
3. Restored staircase
4. Client entertaining facilities – roof level
5. Roof terrace

# Accommodation Schedule

Floor	Sq Ft	Sq M
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Roof Terraces	-	-
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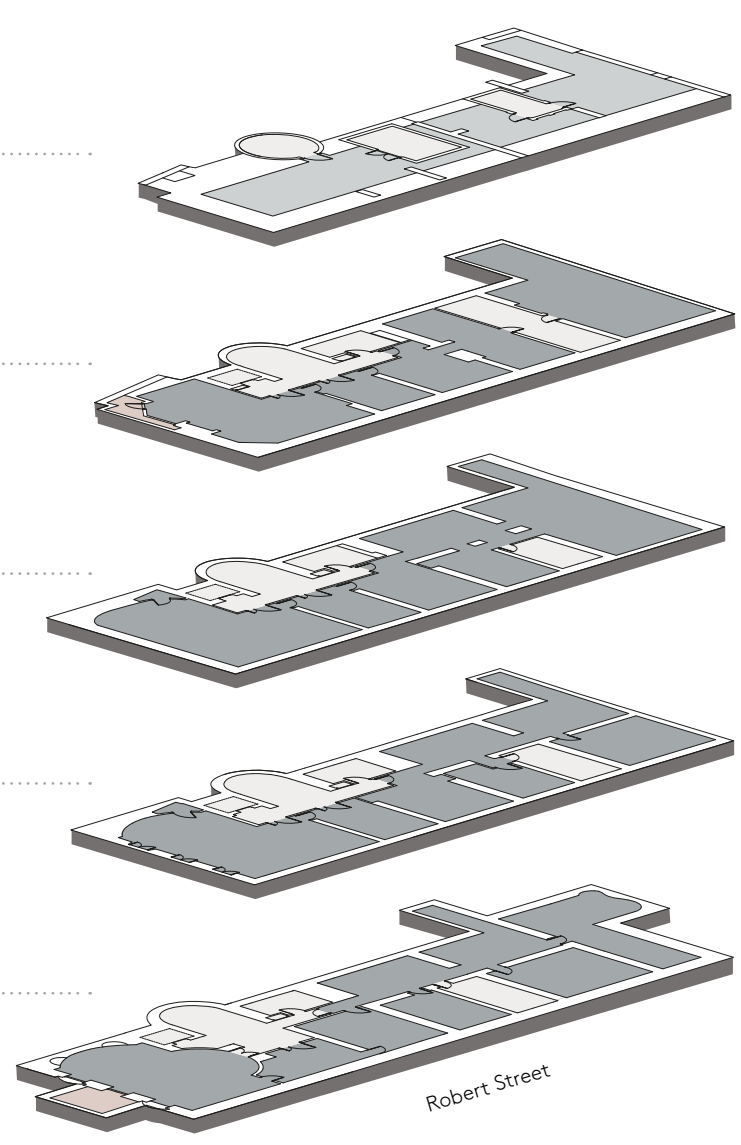
4th	2,239	208
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3rd	2,382	221
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2nd	2,257	210
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1st	2,563	238
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<b>Total</b>	<b>9,441</b>	<b>877</b>
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For indicative purposes only. Not to scale.



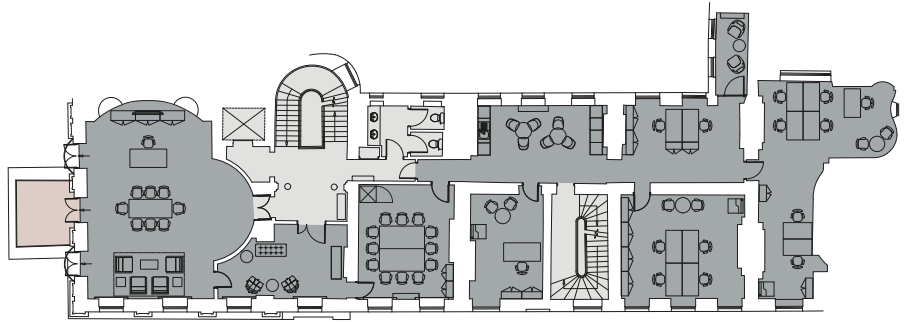
# Space Plans

## 1st Floor Indicative Fit-out

2,563 sq ft / 238 sq m

Open plan desks	13
1 person office	1
Chairman office	1
12 person meeting room	1
Phone booth	1
Waiting area	1
Tea point / breakout area	1

**Total occupancy** **15**



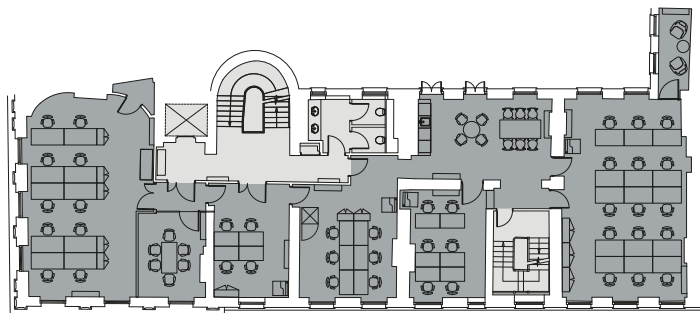
Robert Street

## 3rd Floor Indicative Fit-out

2,382 sq ft / 221 sq m

Open plan desks	41
6 person meeting room	1
Phone booth	1
Tea point / breakout area	1

**Total occupancy** **41**



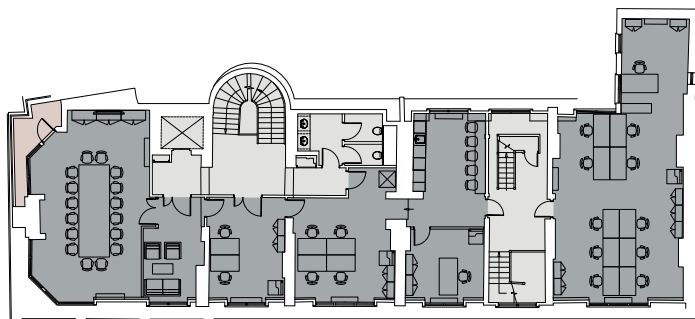
Robert Street

## 4th Floor Indicative Fit-out

2,239 sq ft / 208 sq m

Open plan desks	17
1 person office	1
16 person meeting room	1
Tea point / breakout area	1

**Total occupancy** **18**



Robert Street

■ Lettable space   ■ Terrace   Core





2



3



1. 3rd floor office
2. Fireplace detail
3. 4th floor view
4. View to 1st floor terrace



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## Location

Perfectly situated between the River Thames and Covent Garden, 3 Robert Street offers access to some of London's most renowned restaurants, bars and cafés, whether it be informal or high-end.

The building is ideally situated for connections across London and beyond with Charing Cross station just two minutes away.

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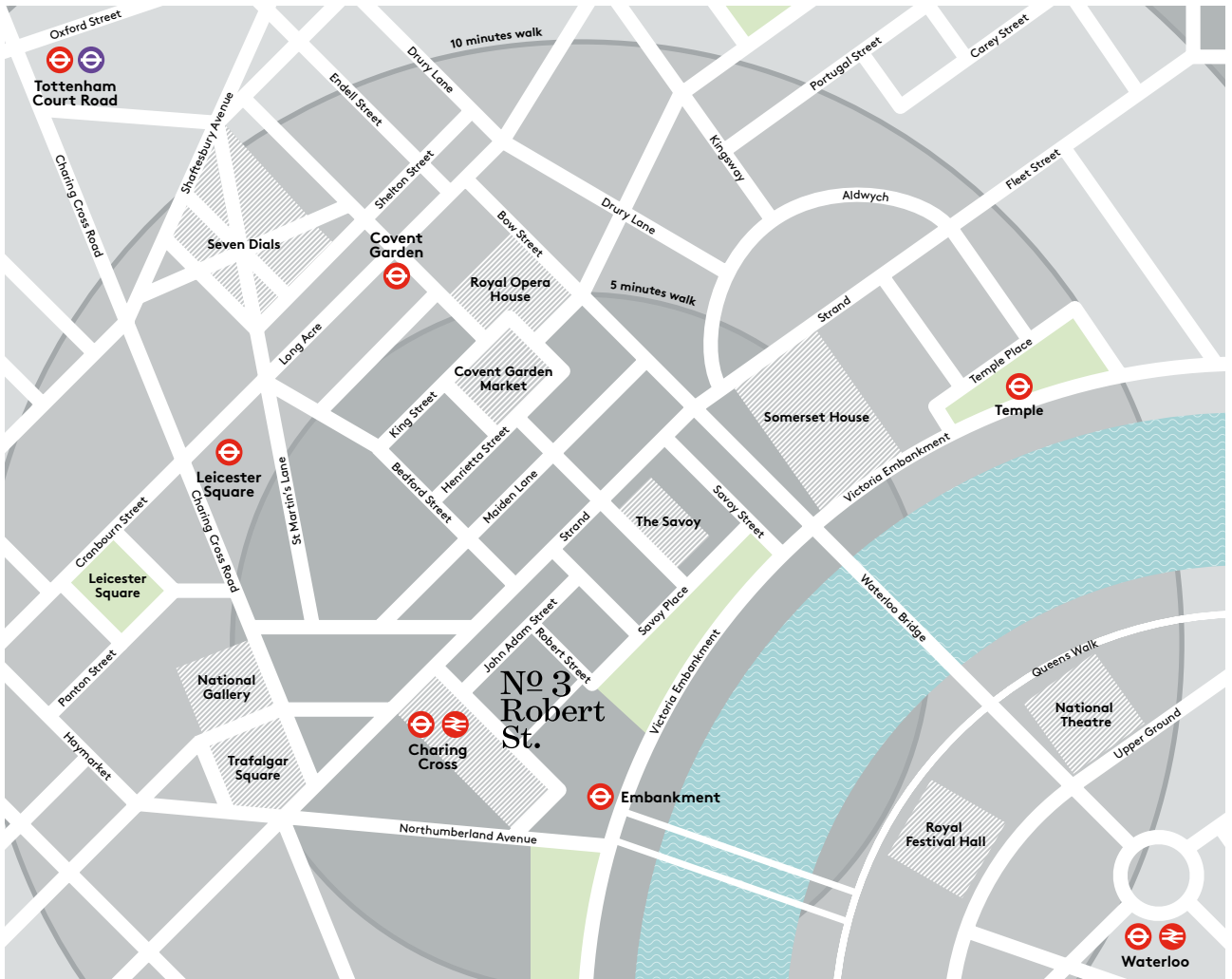


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## Connectivity



Walk times taken from the building entrance. Source: TfL.



## Local Amenities

### Food & Drink

- Aubaine
- Balthazar
- Milk Train
- Café Murano
- Flat Iron
- Franco Manca
- Rules
- Mr Fogg's Tavern
- Oystermen
- Smith & Wollensky
- Sticks 'n' Sushi
- The Ivy
- Gordon's Wine Bar
- The Delaunay

### Retail

- Agnes B
- Arket
- Barbour
- Burberry
- Cos
- Dyptique
- Joseph Cheaney & Sons
- Lululemon
- Mulberry

### Hotels

- The Savoy
- One Aldwych
- ME Hotel













### Gyms & Wellness

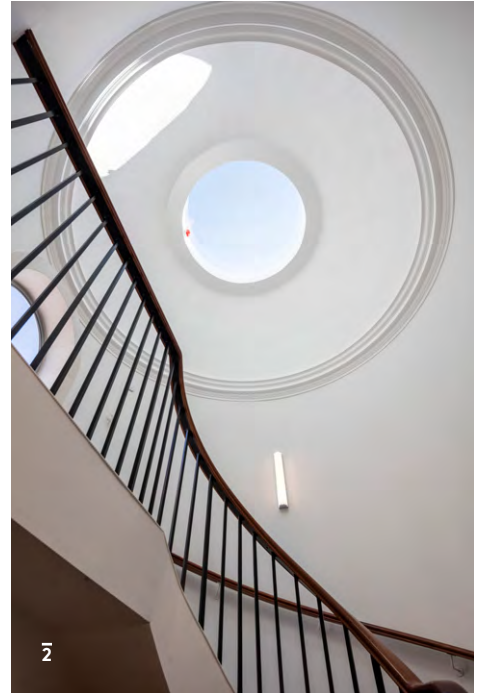
- Gymbox
- Virgin Active
- Triyoga
- Sweat It
- Fitness First

### Culture

- English National Opera
- National Theatre
- Royal Festival Hall
- Royal Opera House

## Local Occupiers

 BAIN & COMPANY	 CVC Capital Partners
 The Economist	 PGIM
 Coutts   CROWN DEPENDENCIES	 Spotify
 WELLA PROFESSIONALS	 Punter Southall
 pwc	 Red Bull
 ACCA	 SHISEIDO GINZA TOKYO



1. Staircase to roof terrace
2. Internal staircase detail
3. Roof terrace & views across River Thames



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## Further Information



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Whilst all the information in this brochure is believed to be correct, neither the agent nor the client guarantee its accuracy nor is it intended to form any part of any contract. All areas quoted are approximate. November 2018.

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