# **34 Bow Street,** Covent Garden, London, WC2E 7AU



# OFFICE TO LET | 11,207 sq ft



#### Location

The property is located in Covent Garden, the entertainment and leisure facilities of this busy West End village are close by proximity. Fronting Bow Street close to the junction with Floral Street and within close proximity of Covent Garden Underground Station, Holborn Underground Station and Leicester Square Underground Station.

#### Floor Areas

Floor	sq ft	sq m
3rd Floor	11,207	1,041
TOTAL (approx.)	11,207	1,041
	*Measurement in terms of *NIA	

#### **Description**

The 3rd Floor measures 11,207 sq ft and is fully fitted out to an exceptional standard and ready for immediate occupation.

### **Covent Garden**

The modern story of Covent Garden began in the 1630s when an area formerly belonging to Westminster Abbey known as 'the Convent Garden' was redeveloped for the 4th Earl of Bedford, with a world famous piazza by Inigo Jones.

Covent Garden is one of London's leading tourist and shopping destinations and in 2010 the world's largest Apple Store was opened in the Piazza.

#### Paul Dart, Partner

O20 7025 1392

#### Christos Lemos, Agency Surveyor

O20 7025 8941

Applicants are advised to make their own enquires in respect of all rates payable to local authorities and taxes. We recommend you see <a href="https://www.voa.gov.uk">www.voa.gov.uk</a> for further information. None of the systems or services in the property have been tested by us to check they are in working order. Interested parties may wish to make their own investigations. All other information provided is for guide purposes and cannot be relied upon.

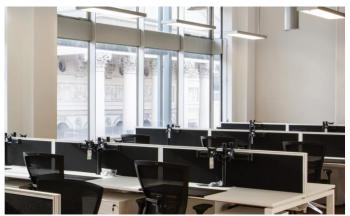
Subject to Contract July 2017

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#### **Terms**

Tenure: Leasehold

A new sublease is available until Lease:

January 2024.

Upon application Rent:

Estimated at £22.00 Rates:

2017/2018

Approximately £8.50 psf pax. Service Charge:

#### **Amenities**

- Enhanced floor to ceiling height of 3.4m
- Exposed VRV air conditioning system
- Raised floors
- · Superb natural day light
- Staffed reception
- Cycle racks
- Passenger lift
- Fully fitted

## Paul Dart, Partner





## Christos Lemos, Agency Surveyor

020 7025 8941

clemos@monmouthdean.com

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