

**15 Broad Court, Covent Garden, London,
WC2B 5QN**



SMALL OFFICE SUITE TO LET | c.400 sq ft



Location

Situated in the heart of Covent Garden, this small first floor office suite is within close proximity to many high quality office, retail and leisure provisions. The office suite is located in an attractive and quiet pedestrianised area that links Drury Lane and Bow Street, just moments from the Covent Garden Piazza. The space is just a short walk from Covent Garden, Holborn and Leicester Square underground stations giving easy access to Piccadilly, Central and Northern lines.

Floor Areas

Floor	sq ft	sq m
1st Floor	c.400*	c.37
TOTAL (approx.)	c.400	c.37

*Subject to on site check measurement

Description

The available space is small and bright, benefitting from large windows providing excellent natural light. It comprises three separate office rooms with kitchen, WC and central heating.

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.

Ray Walker, Partner

📞 020 7025 1399

Georgia Mason, Agency Surveyor

📞 020 7025 8945

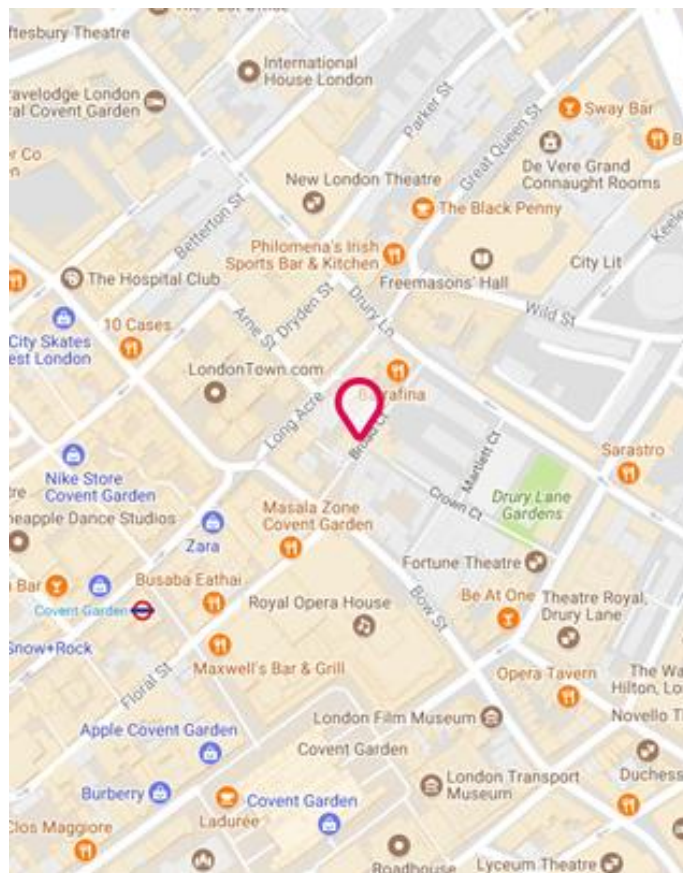
Applicants are advised to make their own enquires in respect of all rates payable to local authorities and taxes. We recommend you see www.voa.gov.uk for further information. None of the systems or services in the property have been tested by us to check they are in working order. Interested parties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

Subject to Contract April 2018

**15 Broad Court, Covent Garden, London,
WC2B 5QN**



SMALL OFFICE SUITE TO LET | c.400 sq ft



Terms

Tenure:	Leasehold
Lease:	An assignment or sublease until 12th March 2021 with a mutual break on 11th March 2019
Passing Rent:	£22,600 pax (Approximately £56.50 pax)
Rates:	Estimated at £22.50 psf pa (2018/2019)
Service Charge:	Capped at £4,510 pax
EPC Rating:	TBC

Amenities

- Good natural light
- Kitchenette
- Excellent transport links
- Quiet location

Ray Walker, Partner

📞 020 7025 1399
✉️ rwalker@monmouthdean.com

Georgia Mason, Agency Surveyor

📞 020 7025 8945
✉️ gmason@monmouthdean.com

Applicants are advised to make their own enquiries in respect of all rates payable to local authorities and taxes. We recommend you see www.voa.gov.uk 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.



Monmouth Dean LLP for themselves and for the lessors or vendors of their property whose agents they are, give notice that: (i) These particulars are set out as a general outline only, for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, any other offer of contract. (ii) All descriptions, dimensions, references to condition and necessary permission of use and occupation, and other details are given without responsibility, and any intending purchasers and tenants should not rely on them as statements or representative of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No person in the employment of Monmouth Dean LLP has any authority to make give any representation or warranty whatever in relation to this property. (iv) Unless otherwise stated all rents and prices quoted are exclusive of VAT which may be payable in addition. Subject to contract.

Subject to Contract April 2018