

**REFURBISHED OFFICES TO LET | 969 /1,367 /2,336 sq ft**



**Location**

12 Floral Street is located in the heart of Covent Garden on the south side of Floral Street, only moments away from Covent Garden underground station (Piccadilly line). Charing Cross mainline station is also a short walk away.

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.

**Description**

This former school and listed building which was once home to the renowned Sanctuary Spa, has undergone a major refurbishment to provide stunning media style offices, whilst retaining many of its original features, including exposed timber trusses and clerestory windows.

The space offers occupiers the opportunity to acquire self-contained upper floors or alternatively, the floors are available separately (3rd & 4th are combined).

**Floor Areas**

| Floor                  | sq ft        | sq m       |
|------------------------|--------------|------------|
| 4th Floor              | 226          | 21         |
| 3rd Floor              | 743          | 69         |
| 2nd Floor              | 1,367        | 127        |
| 1st Floor              | 1,302        | 121        |
| <b>TOTAL (approx.)</b> | <b>3,638</b> | <b>338</b> |


\*Measurement in terms of NIA

**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.


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**Rhys Evans, Partner**

 020 7025 1393

Joint Agents: CBRE - 0207182 2000

**Suzy Link, Senior Surveyor**

 020 7025 8940

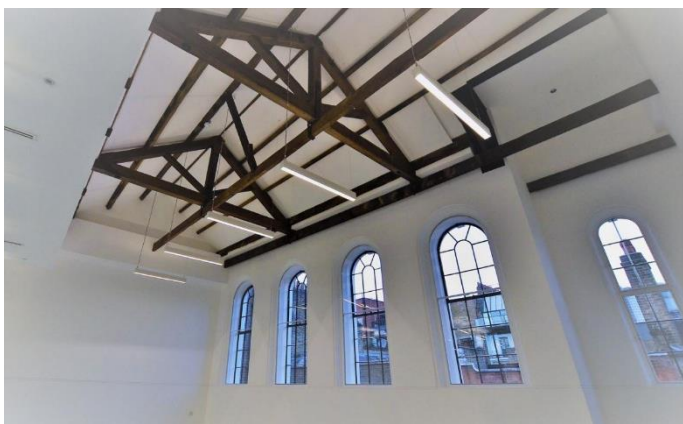
Applicants are advised to make their own enquires in respect of all rates payable to local authorities and taxes. We recommend you see [www.voa.gov.uk](http://www.voa.gov.uk) for further information. None of the systems or services in the property have been tested by us to check they are in working order. 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 July 2018**

**12 Floral Street, Covent Garden,  
London, WC2E 9DH**



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**Terms**

|                 |  |
|-----------------|--|
| Tenure:         | Leasehold  |
| Lease:          | A new lease is available directly from the landlord. |
| Rent:           | From £70.00 psf pax on a floor by floor basis.       |
| Rates:          | TBC  |
| Service Charge: | Approximately £6.50 psf pa                           |
| EPC Rating:     | TBC  |

**Amenities**

- **Tastefully refurbished**
- **New air conditioning**
- **Clerestory windows**
- **Exposed original beams**
- **New suspended LED lighting**
- **Impressive floor to ceiling heights**
- **New showers & cycle storage**

**Rhys Evans, Partner**

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