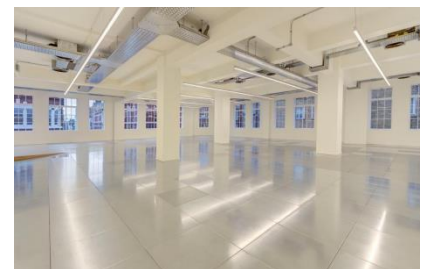
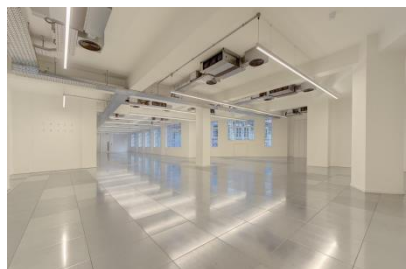


# COVENT GARDEN

## capco

### TOWER HOUSE



**‘UNDER THE CARE OF CAPCO,  
COVENT GARDEN IS BEING  
GIVEN A NEW LEASE OF LIFE.’**



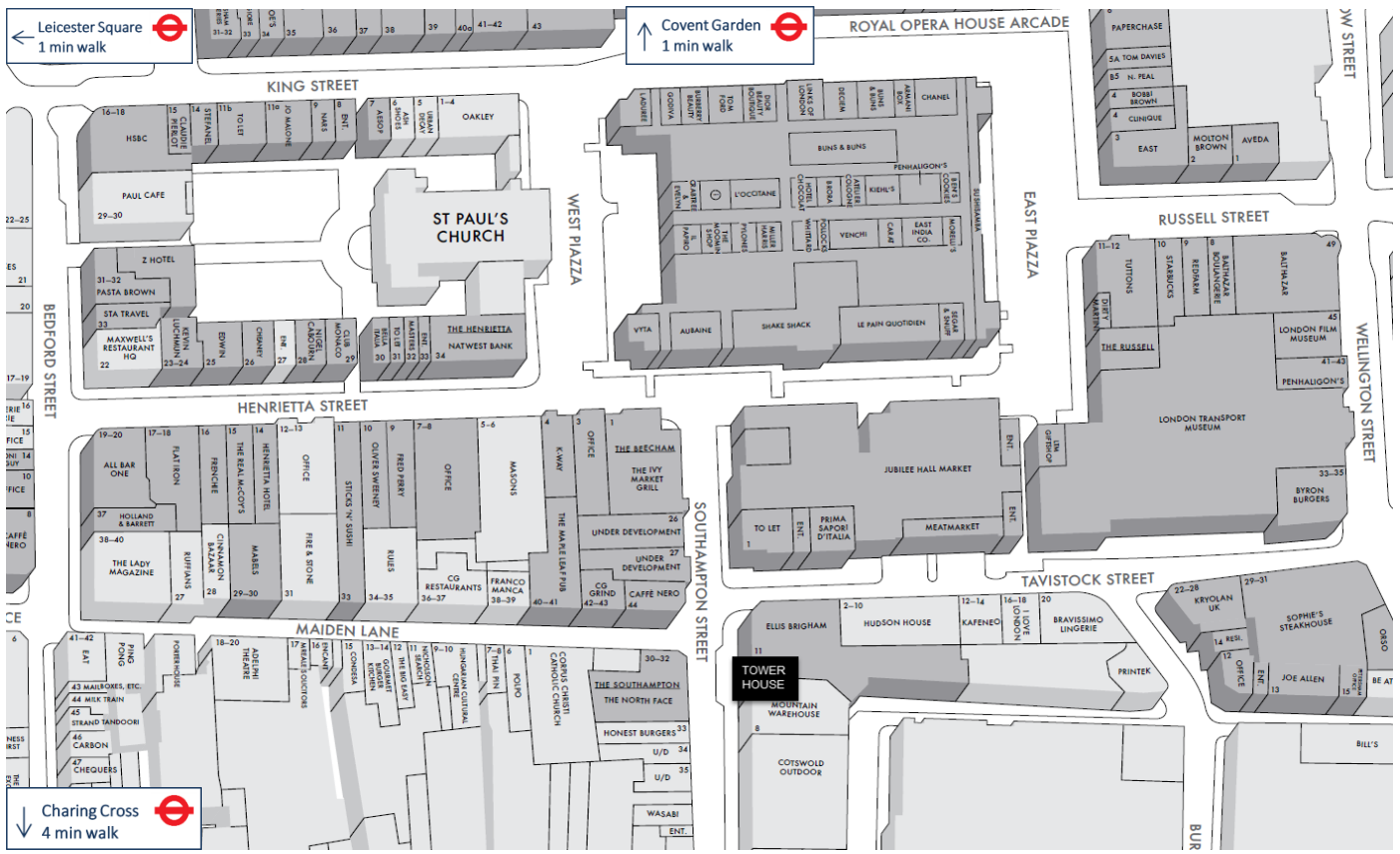
Tower House is situated in Covent Garden, the crowning jewel in the heart of the West End, boasting a central location, coupled with exceptional connectivity with the rest of the capital.

Covent Garden is a perfect base for creative companies such as media start-ups and advertising agencies, to larger corporate occupiers.

Since its initial acquisition of the estate in 2006, Capco has spearheaded the transformation of Covent Garden, by welcoming a host of innovative global brands across its Office, Retail and Dining sectors.

Capco offer a market leading office product, reflecting the Capco brand in both quality and style.

# TOWER HOUSE



## DESCRIPTION

Tower House occupies a prominent position on the corner of Southampton Street and Tavistock Street, within Covent Garden's Opera Quarter. The property has been comprehensively refurbished offering a traditional exterior and contemporary internal office accommodation.

The property is a short walk from Covent Garden Station and a 4 minute walk to Charing Cross Station.

On the edge of Covent Garden's Piazza, the property is surrounded by boutique designer shops, countless restaurants and bars and the very best of London's theatres and museums.

The fourth floor will be refurbished to provide contemporary office space with exposed ceiling mounted services, new air conditioning,

## AMENITIES

Will be refurbished to provide:

- Exposed air conditioning
- New raised access floor
- New suspended LED lighting
- Remodelled double height reception
- Two passenger lifts

### ACCOMMODATION

The accommodation provides the following net internal areas:

### AREA

4th Floor 558.63 sq.m 6,013 sq.ft

### TERMS

The fourth floor is available by way of a lease contracted outside the Landlord & Tenant Act 1954, Part 2 (as amended) for a term to be agreed.

### RENT

Guiding £85.00 per sq ft

### SERVICE CHARGE (2017/18)

£11.73 per sq.ft

### RATEABLE VALUE (2018/2019)

£352,500

### POSSESSION

Q2 2019

**COVENT GARDEN**  
capco

**VIEWING BY PRIOR APPOINTMENT  
WITH JOINT AGENTS:**



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