

**SELF-CONTAINED OFFICE TO LET | 5,441 sq ft / £37.50 psf**



### Location

22 Henrietta Street is located in the heart of Covent Garden on the corner of Henrietta Street and Bedford 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 with plenty of restaurants, theatres and flagship retail stores in the area. The famous piazza is a focal point, with an exclusive market and live entertainment all year round.


### Description

22 Henrietta Street is a period style corner building that holds a prominent position on the north side of the street.

The building is arranged over lower ground to 4th floors and benefits from ground floor frontage on both Henrietta and Bedford Street.

This is a unique opportunity to acquire your 'own front door' in one of London's most sought after locations.

### Suzu Link, Senior Surveyor

 020 7025 8940

### Floor Areas

Floor	sq ft	sq m
4th Floor	533	49.5
3rd Floor	715	66.4
2 <sup>nd</sup> Floor	778	72.3
1 <sup>st</sup> Floor	779	72.4
Ground Floor	840	78
Lower Ground Floor	1,796	167
<b>TOTAL (approx.)</b>	<b>5,441</b>	<b>506</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.

Covent Garden is one of London's leading tourist and shopping destinations with a large selection of restaurants, theatres and flagship retail stores, some of which are unique to the area. The famous Piazza is a focal point, with an exclusive market and live entertainment all year round. [www.coventgarden.london](http://www.coventgarden.london)

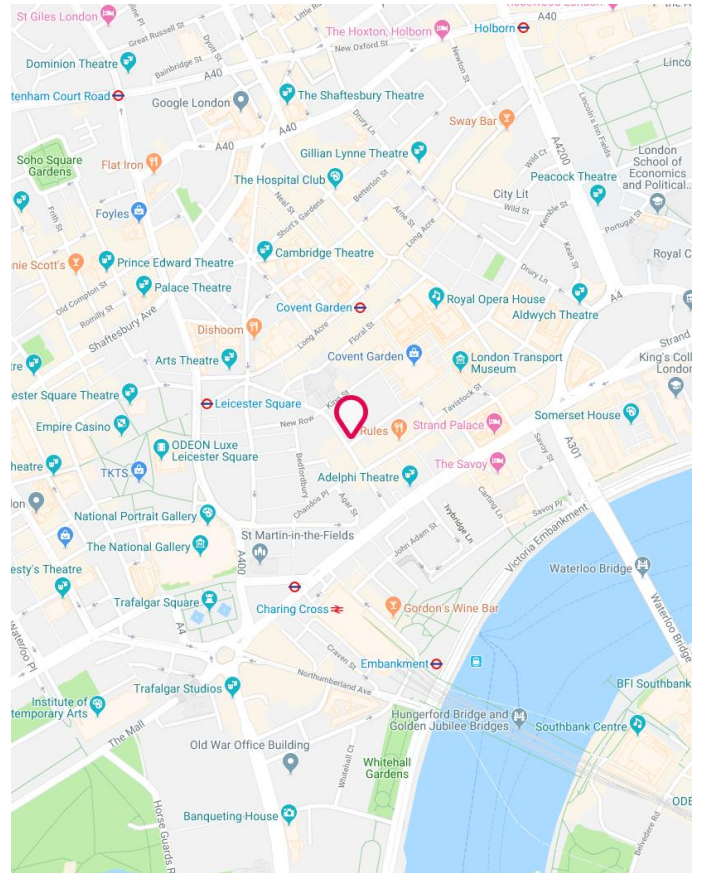
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**Subject to Contract July 2019**

**22 Henrietta Street, Covent Garden,  
London, WC2E 8ND**



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**Terms**

Tenure:	Leasehold
Lease:	An assignment of the existing lease until January 2023.
Passing Rent:	£37.50 psf pax
Rates:	Estimated at £17.29 psf pa (2019/2020)
Service Charge:	TBC
EPC Rating:	TBC

**Amenities**

- Generous floor to ceiling heights
- Air cooling
- Period features
- Passenger lift
- Fibre

**Suzu Link, Senior Surveyor**

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