

SELF CONTAINED GROUND AND LOWER GROUND OFFICE TO LET | 5,956 SQ FT



Location

The building is situated on the west side of Endell Street, close to its junction with Shaftesbury Avenue and High Holborn, moments from the vibrant location of Covent Garden.

Covent Garden (Piccadilly line), Holborn (Central & Piccadilly lines) and Tottenham Court Road (Northern & Central lines) Underground Stations are within easy reach.

Floor Areas

Floor	sq ft	sq m
Ground	3,836	356
Lower Ground	2,120	197
TOTAL (approx.)	5,956	553

*Measurement in terms of *NIA

Description


The ground and lower ground floor benefits from its own self contained entrance and with shop front style frontage. The floors have excellent floor to ceiling height and natural light into the office.

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, home to well known flagship retailers. Seven Dials Warehouse provides many eateries and shops exclusive to the area.

Paul Dart, Partner

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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 March 2020

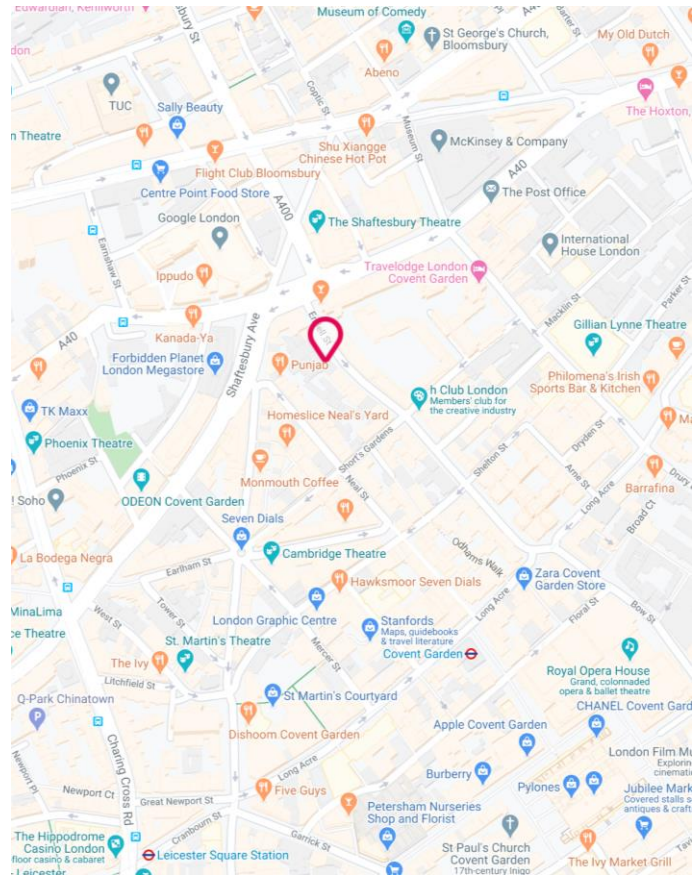
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*Indicative ground floor plan



*Indicative lower ground floor plan



Terms

Tenure:	Leasehold
Lease:	A new lease from the landlord.
Rent:	TBC
Rates:	TBC
Service Charge:	TBC
EPC Rating:	TBC

Amenities

- Self-contained entrance
- Street frontage
- Generous floor to ceiling heights
- Demised WCs
- Excellent light
- Excellent transport links

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