

**39-41 Shelton Street,**  
Covent Garden, London, WC2



**FITTED WAREHOUSE STYLE OFFICE TO LET | 2,294 sq ft**



**Location**

39-41 Shelton Street is a former warehouse building located in Shelton Street, between Endell Street and Seven Dials, which is now home to the latest KERB indoor market, where a progressive line up of independent food businesses trade under one roof.

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

**Description**

This 3 storey building is a former warehouse which has retained many of its original features. The top floor provides stunning office space with exposed brick walls, suspended LED lighting and wooden floors. The office benefits from a generous floor to ceiling height and a skylight, giving a sense of natural light throughout.

The fit out includes a large, glass partitioned board room, a meeting room and kitchenette.

**Floor Areas**

Floor	sq ft	sq m
2nd Floor	2,294	213
<b>TOTAL (approx.)</b>	<b>2,294</b>	<b>213</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, home to well known flagship retailers. Seven Dials Warehouse provides many eateries and shops exclusive to the area.

Rhys Evans, Partner

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Olivia Stapleton, Agency Surveyor

📞 020 7025 8940

Joint Agents: Stuart Simmons (Stoneway Real Estate) - 0207 871 3025

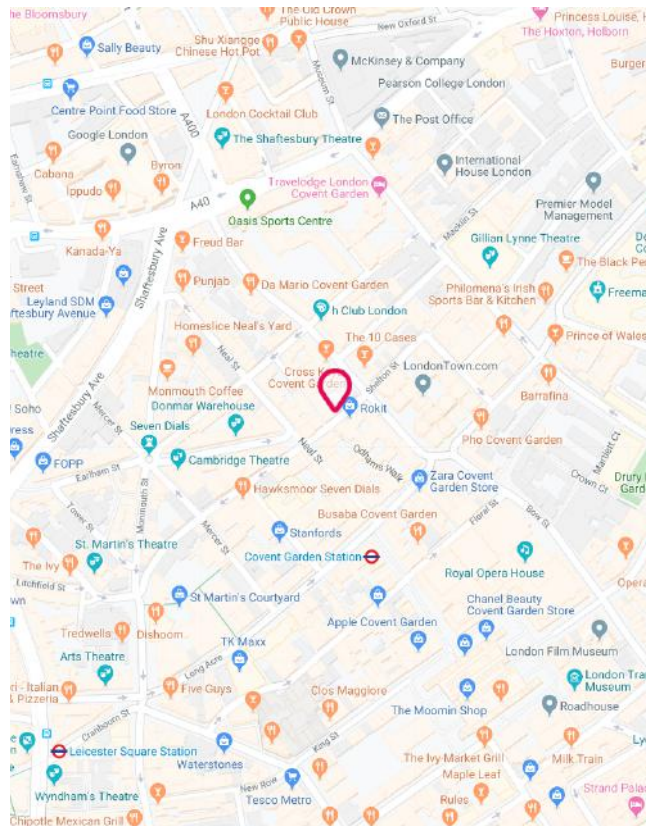
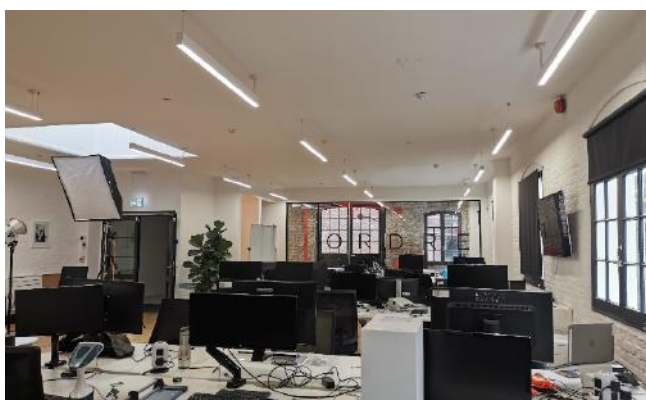
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Subject to Contract March 2020

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**Terms**

Tenure:	Leasehold
Lease:	Assignment of the existing lease until September 2023 with a break in September 2021.
Passing Rent:	£62.50 psf pax
Rates:	Estimated at £24.63 psf pa (2020/2021)
Service Charge:	c.£8.00 psf pax
EPC:	TBC

**Amenities**

- Warehouse style office with character features
- Fully fitted and cabled
- Feature sky light
- LED lighting
- Air cooling
- Demised WCs & shower
- Exposed brick work
- Wooden floor
- Perimeter trunking

Rhys Evans, Partner

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