

# 13 Monmouth Street

Covent Garden, London, WC2H 9DA



SELF-CONTAINED OFFICES TO LET | 843 sq ft



## Location

The property is situated within the fashionable Seven Dials area within Covent Garden (Piccadilly line), Leicester Square (Piccadilly and Northern line) and Tottenham Court Road (Central, Northern and Elizabeth line) underground stations.

## Description

The self contained upper floors over the first to third floor offices all benefit from comfort cooling, timber floors, perimeter trunking and category 2 lighting.

## Floor Areas

Floor	sq ft	sq m
Third Floor	286	27
Second Floor	271	25
First Floor	286	27
<b>TOTAL (approx.)</b>	<b>843</b>	<b>79</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)

Rhys Evans, Partner

020 7025 1391

Joint Agents: Robin Calver Chartered Surveyors – 020 7497 0402

Olivia Stapleton, Agency 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 October 2020

020 7025 1390

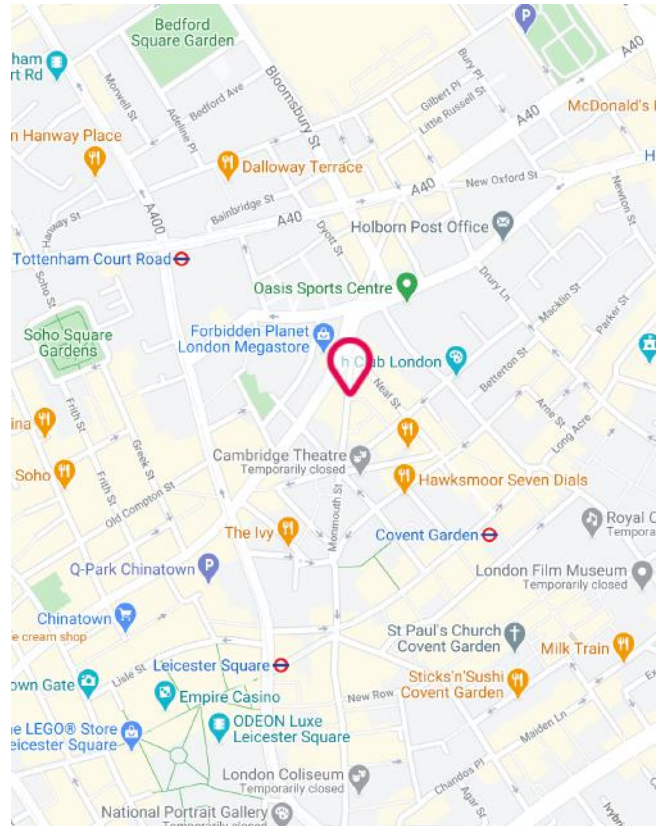
4 Golden Square London W1F 9HT

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## Terms

Tenure:	Leasehold
Lease:	A new FRI lease from the Freeholder
Rent:	£45,000 pax
Rates:	Estimated at £21.00 psf (2020/21)
Service Charge:	Estimated at £5.00 psf
EPC Rating:	C

## Amenities

- Comfort cooling
- Timber floors
- Perimeter trunking
- Category 2 lighting

Rhys Evans, Partner

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