

**21 New Row,**  
Covent Garden, London WC2



ECONOMIC OFFICES TO LET | 936 sq ft



### Location

New Row is a delightful pedestrian retail street linking Bedford Street and St Martin's Lane in the heart of Covent Garden.

The property is well connected by public transport, with Covent Garden (Piccadilly line), Embankment (District, Circle and Northern lines) and Charing Cross (Bakerloo and Northern lines) Underground stations and Charing Cross and Waterloo mainline stations located nearby.

### Description

The first floor offices are accessed via a well maintained ground floor entrance with a passenger lift. They are mainly open plan with a fully fitted kitchen and their split-level feature provides 2 separate office areas.

With good natural light via the sash windows and communal WCs the offices provide a pleasant working environment for an occupier.

### Floor Areas

Floor	sq ft	sq m	Rent (pax)
1st floor	936	87	£45,000
TOTAL (approx.)	936	87	

\*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 1393 / 07788 724 400

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 November 2020

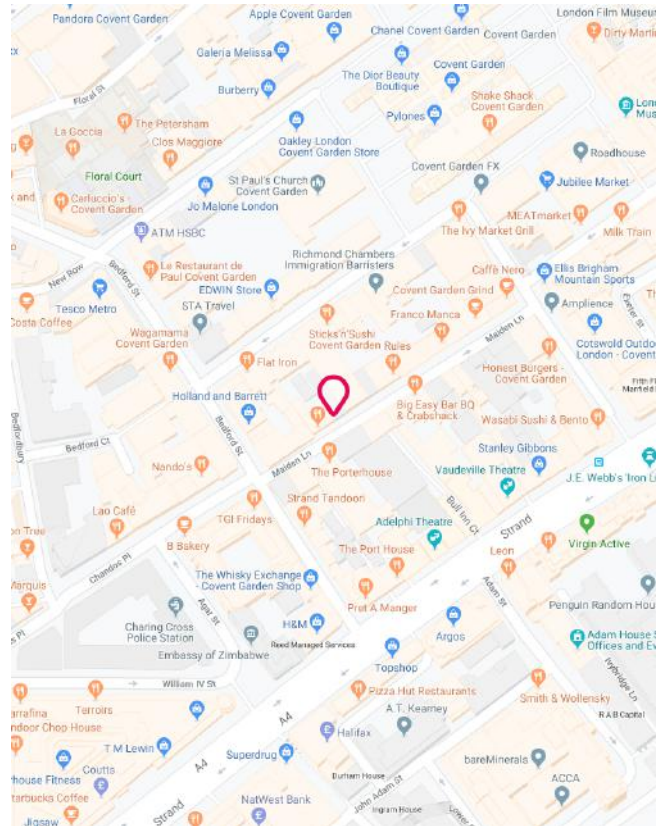
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📍 4 Golden Square London W1F 9HT

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## Terms

Tenure:	Leasehold
Lease:	A new Lease to be agreed with the Landlord
Passing rent:	£45,000 per annum exclusive
Rates:	Estimated at £19.50 psf pa (2020/21)
Service Charge:	c.£9.50 psf pax
EPC Rating:	TBC

## Amenities

- Wooden floor
- LED lighting
- Comfort cooling
- Generous ceiling heights
- Video entry system
- Passenger lift

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