

30 Wellington Street,
Covent Garden, London WC2E 7BD



OFFICE TO LET | 350 sq ft



Location

Located approximately halfway down Wellington St the offices are above San Carlo Cicchetti which is close to the junction with Russell Street.

The property benefits from excellent access to Covent Garden, Holborn and Embankment Underground Stations, as well as Charing Cross and Waterloo Mainline Stations.

Description

The first-floor offices are accessed via a well-maintained ground floor entrance. They are open plan with a new kitchen.

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	350	33	£20,000
TOTAL (approx.)	350	33	

*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

Rhys Evans, Partner

📞 020 7025 1393

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 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 December 2020

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Terms

Tenure:	Leasehold
Lease:	A new lease direct from the landlord.
Passing rent:	£20,000 per annum exclusive
Rates:	Estimated at £19.50 psf pa (2020/21)
Service Charge:	Estimated £11.76 psf pax
EPC Rating:	TBC

Amenities

- Refurbished
- Solid wood floor
- Kitchenette
- Generous ceiling heights
- Video entry system
- Perimeter power and data points

Rhys Evans, Partner

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Joint Agent - Farebrother

Olivia Stapleton, Agency Surveyor

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✉️ ostapleton@monmouthdean.com

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