

# 15 KEAN STREET, COVENT GARDEN, LONDON, WC2B 4AZ



SELF CONTAINED/WAREHOUSE STYLE OFFICE TO LET  
3,981 sq ft on Grd & 1<sup>st</sup> Floors with entrance & terrace



## Location

The property is located on the west side of Kean Street, which runs North South parallel to the west of Kingsway, between Kemble Street and Drury Lane. It is in the heart of Covent Garden's eclectic Theatreland. The area is well known for the variety of high-quality shops and entertainment facilities. Both Covent Garden and Holborn Underground stations are within a short walk.

The area is synonymous with great restaurants from Rules to The Savoy Grill with Theatres & unique boutique Shopping aplenty.

## Description

The prominent façade and entrance of the building offer excellent street presence, the office has previously been branded by the present occupier and could be again by a new one. The ground floor is presently fitted as a TV Studio, make up room and various meeting rooms and reception. There is a large and attractive, integral, feature staircase leading from the ground to the first floor with wood treads. There are wooden floors throughout and exposed lofty ceilings and warehouse style crittal windows. The space has a unique media feel. The space is available either in its current fitted condition or refurbished from approx. 17<sup>th</sup> August 2020.

Matterport: <https://my.matterport.com/show/?m=QnFej627iu2>

## Jason Hanley, Partner

02070251391

## Floor Areas

Floor	sq ft	sq m	
Ground & 1 <sup>st</sup> Floors	3,981	340	
TOTAL (approx.)	3,981	340	Split over the 2 floors

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 and in 2010 the world's largest Apple Store was opened in the Piazza.

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.

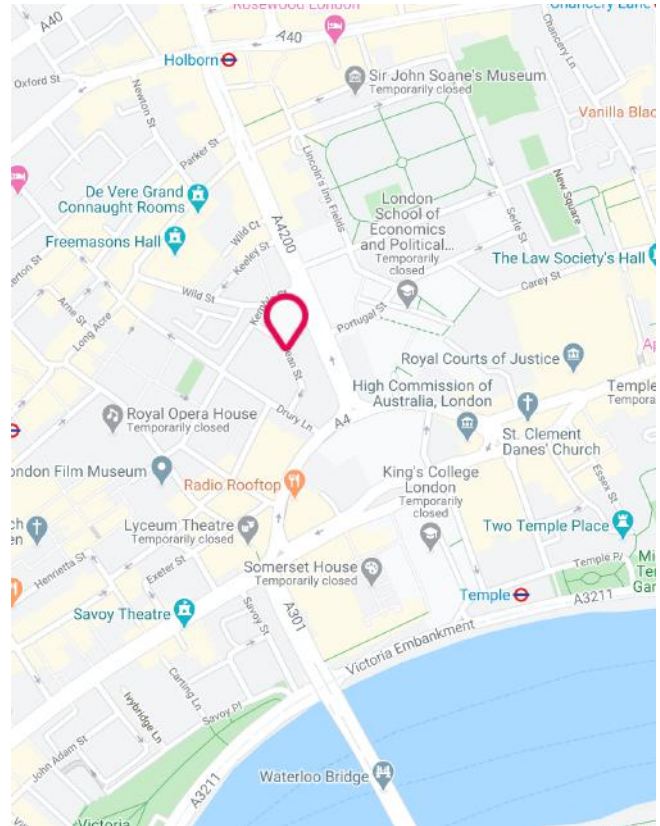
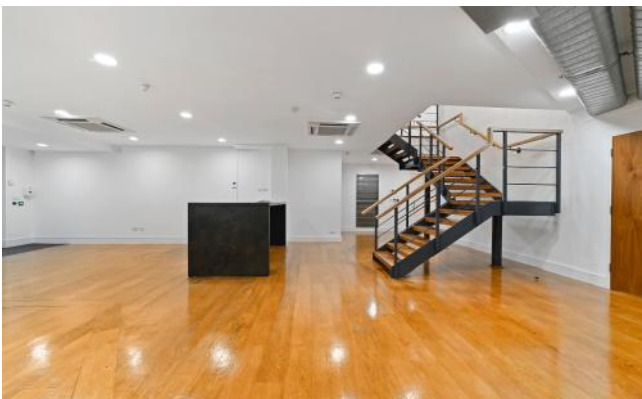
Subject to Contract February 2021

020 7025 1390

4 Golden Square London W1F 9HT

# 15 KEAN STREET, COVENT GARDEN, WC2B 4AZ

Stunning duplex warehouse style office available approx.  
August 2020 - 3,981 sq ft split over Grd & 1<sup>st</sup> Floors



## Terms

Tenure:	Leasehold from 17 <sup>th</sup> May 2020
Lease:	New FR&I Lease for term by arrangement
Rent:	£60.00 per sq ft per annum exclusive
Rates:	Approx. £21.00 psf (please make own enquiries)
Service Charge:	Approx. £3.50 per sq. ft (self contained below resi scheme)
EPC Rating:	C

## Amenities

- Self-contained
- Own street frontage & entrance
- Comfort cooling
- Excellent floor-to-ceiling height
- Exposed ducting
- Perimeter & underfloor trunking
- Passenger lift / DDA Access
- Demised WCs
- Excellent natural light
- Wooden floor throughout

## Jason Hanley, Partner

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