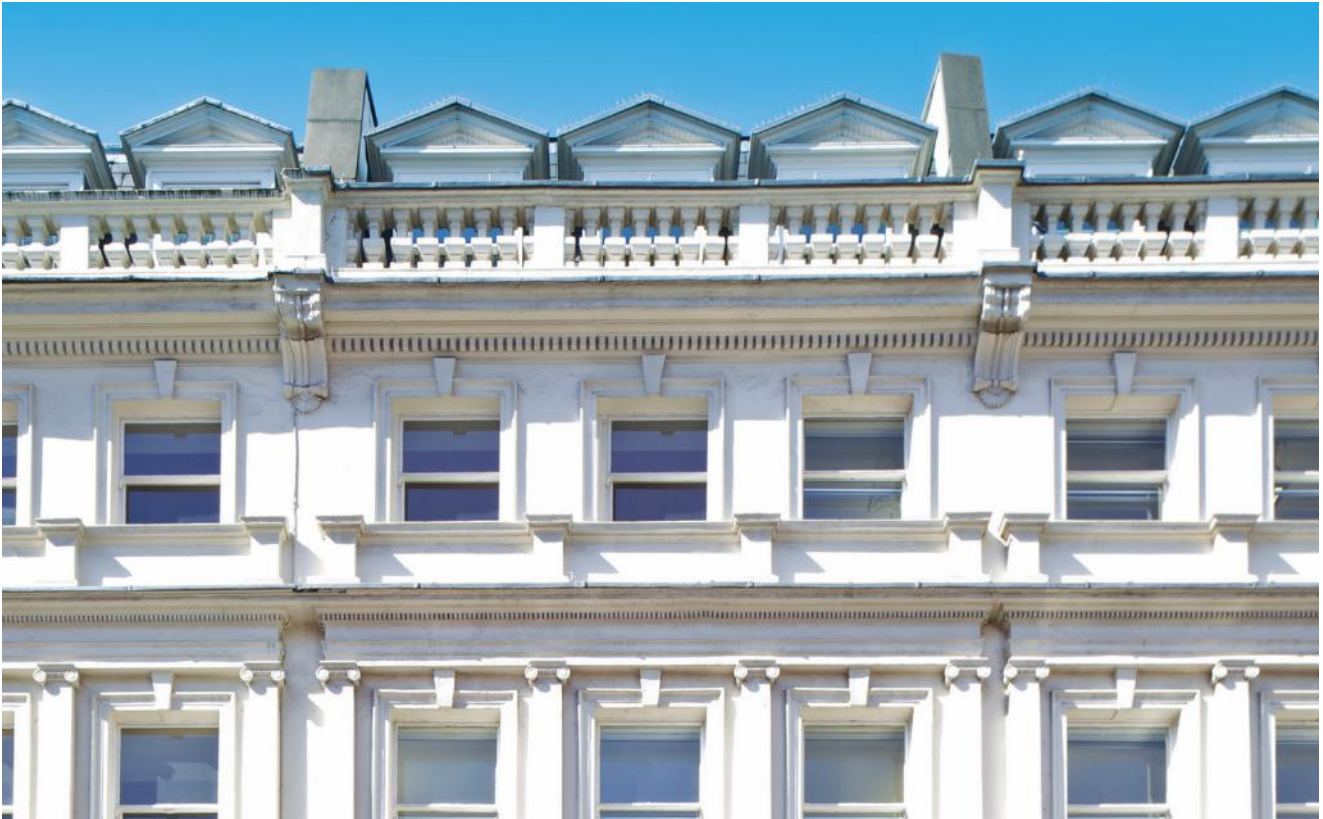


**15 Bedford Street,**  
Covent Garden, London, WC2E 9HE



FITTED OFFICES TO LET | 3,400 sq ft



### Location

15 Bedford Street is located in the heart of Covent Garden, with views down to the world renowned piazza, only moments away from Covent Garden underground station (Piccadilly line). Charing Cross mainline station is also a short walk away.

Bedford Street and the adjacent King Street is home to some of the country's leading retail brands, as well as the newly developed Floral Court, where Petersham Nurseries is one of many excellent restaurants in the vicinity.

### Description

The listed building was rebuilt in 2006 behind the existing, attractive façade and holds a prominent position on the corner of King Street, overlooking the West Piazza.

Today the building provides Grade A, air conditioned office space which has been fitted to a high specification.

### Floor Areas

Floor	sq ft	sq m	Status
3 <sup>rd</sup> floor (approx.)	3,400	316	Available

\*To be measured 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

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.

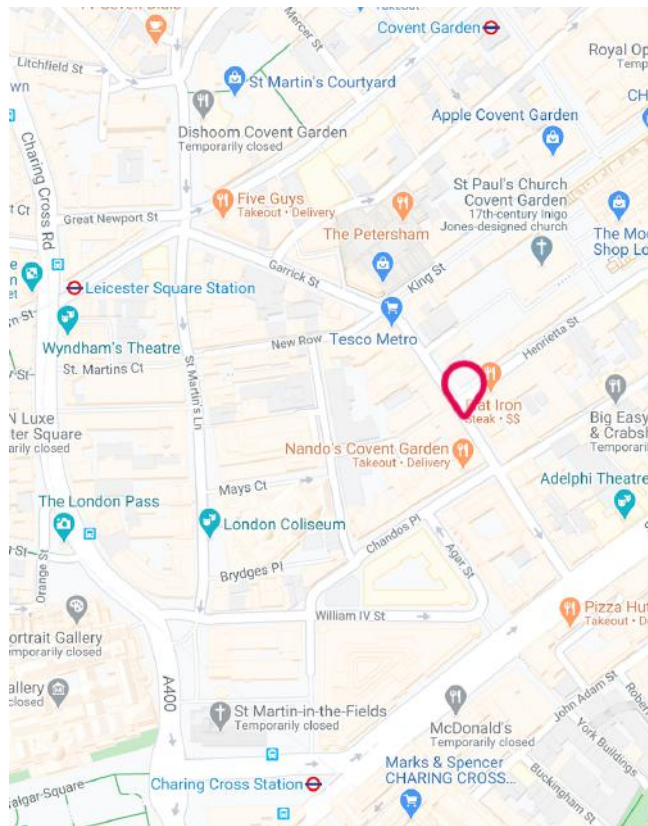
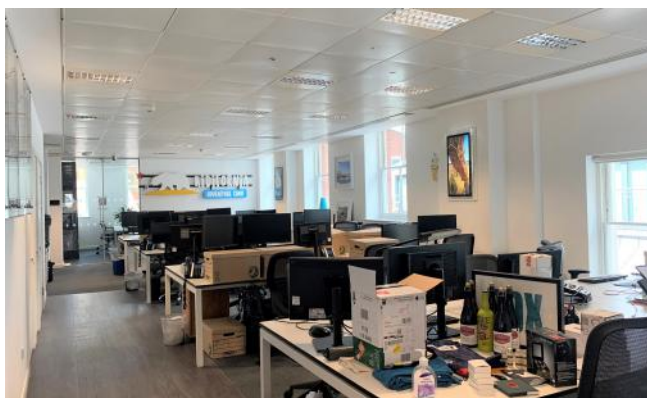
Subject to Contract March 2021

📞 020 7025 1390 📍 4 Golden Square London W1F 9HT

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Covent Garden, London, WC2E 9HE



FITTED OFFICES TO LET | 3,400 sq ft



### Terms

Tenure:	Leasehold
Lease:	Either a new lease directly from the landlord. An assignment of the existing which runs until 2027 with a break in April 2022. Or a flexible new sub lease.
Rent:	Upon application
Rates:	Estimated £26.00 psf pa (2020/21)
Service Charge:	Approx. £13.00 psf pax
EPC Rating:	E

### Amenities

- Period façade
- Air conditioning
- Two passenger lifts
- Newly refurbished reception area
- Showers and bike racks
- Views of Covent Garden Market
- Fully fitted with fibre and furniture

Rhys Evans, Partner

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