

WAREHOUSE STYLE OFFICE TO LET | 913 sq ft



### Location

37 Shelton Street is a former warehouse building located in Shelton Street, between Endell Street and Seven Dials, which is now home to the latest KERB indoor market, where a progressive line up of independent food businesses trade under one roof.

Covent Garden (Piccadilly line), Holborn (Central & Piccadilly lines) and Tottenham Court Road (Northern & Central lines) Underground Stations are within easy reach.

### Description

This 3 storey building is a former warehouse which has retained many of its original features.

The 3<sup>rd</sup> floor provides stunning office space with exposed brick walls, suspended lighting and wooden floors. The office benefits from a generous floor to ceiling height giving a sense of natural light throughout.

Desks can be included for either of these floors which are available together or separately.

### Floor Areas

Floor	sq ft	sq m
3 <sup>rd</sup> Floor	913	85
<b>TOTAL (approx.)</b>	913	85


\*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, home to well known flagship retailers. Seven Dials Warehouse provides many eateries and shops exclusive to the area.

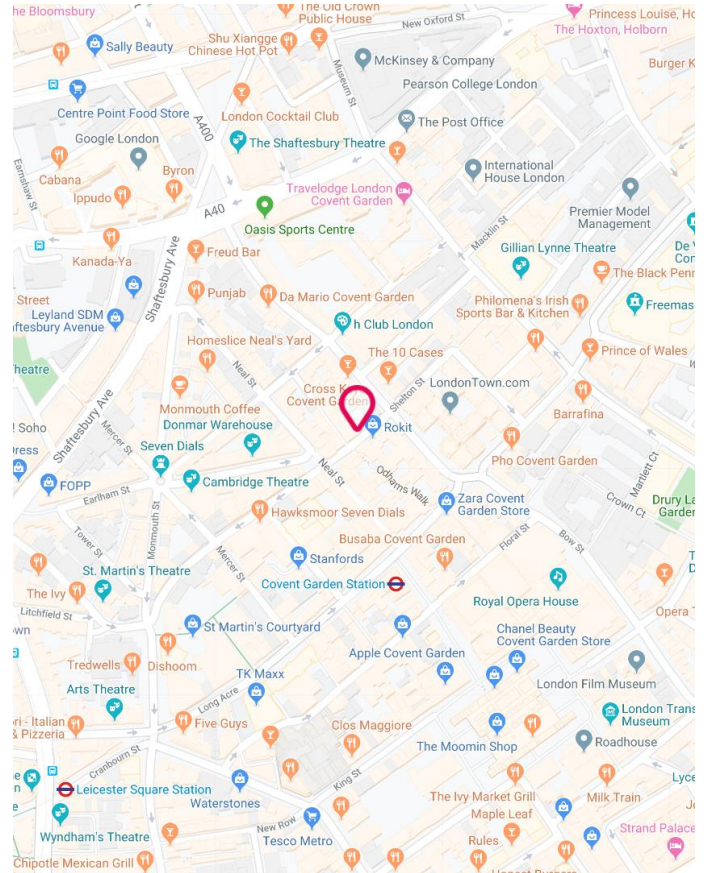
Rhys Evans, Partner

 020 7025 1393

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 April 2021

**FITTED WAREHOUSE STYLE OFFICE TO LET | 913 sq ft**





**Terms**

Tenure:	Leasehold
Lease:	Flexible sub leases until June 2024, outside the Act.
Passing Rent:	£55.00 psf pax
Rates:	Estimated at £20.70 psf pa (2020/21)
Service Charge:	TBC
EPC:	D

**Amenities**

- Warehouse style office with character features
- Fitted and cabled
- Comfort cooling units available
- Exposed brick work
- Wooden floor
- Perimeter trunking

Rhys Evans, Partner

 020 7025 1393  
 revans@monmouthdean.com

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