

17 Exeter Street
Covent Garden, London, WC2E 7DU



THIRD FLOOR, INEXPENSIVE, FITTED OFFICE TO LET |
2,102 sq ft



Location

17 Exeter Street is located within a 5-minute walk of Covent Garden tube station (Piccadilly line) and under a 10-minute walk of Temple (Circle & District lines), Leicester Square (Piccadilly & Northern lines) and Charing Cross (Bakerloo & Northern lines) stations. The market is on the doorstep as are theatres, bars and all the joys of Covent Garden.

Waterloo Bridge is only a stone's throw away and gives great communication to Waterloo station for "Southerners" commuting from the South. It's a superb location.

Description

17 Exeter Street offers a fully fitted, corner aspect, bright, second-hand office with a demised kitchen and bar, comfort cooling, meeting room and breakout space. It is above Christopher's, the famous restaurant. The space provides an open-plan office with natural light and storage space.

The common parts are surprisingly attractive and grand. There is a lift. The WC's on this floor are extensive and also surprisingly larger than most. With windows and sinks in each.

Floor Areas

Floor	sq ft	sq m
Third Floor	2,102	195
TOTAL (approx.)	2,102	195

*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

Jason Hanley, Partner
 020 7025 1391 / 07903640154

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 May 2021

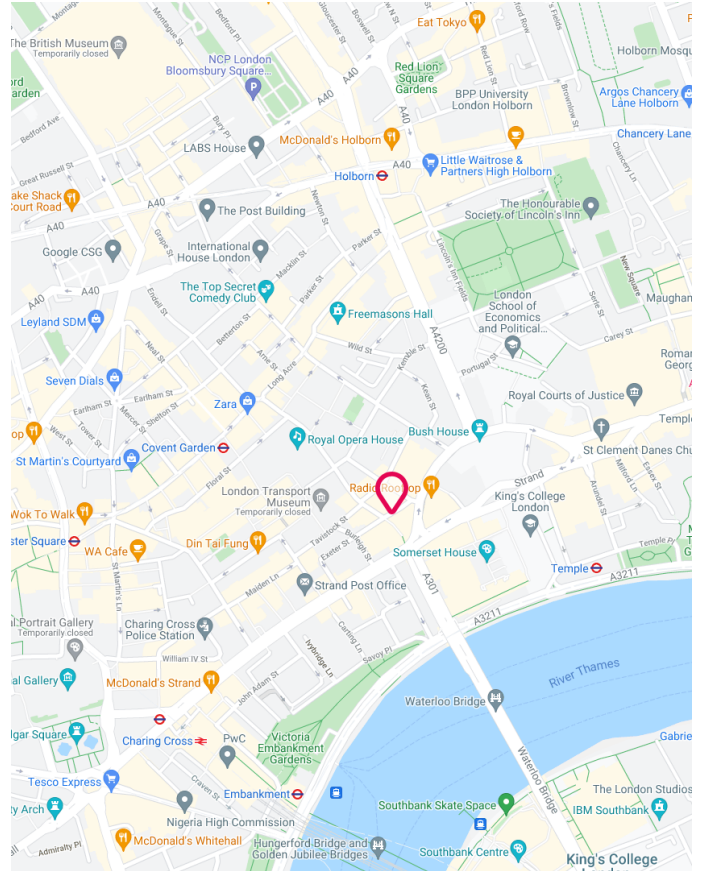
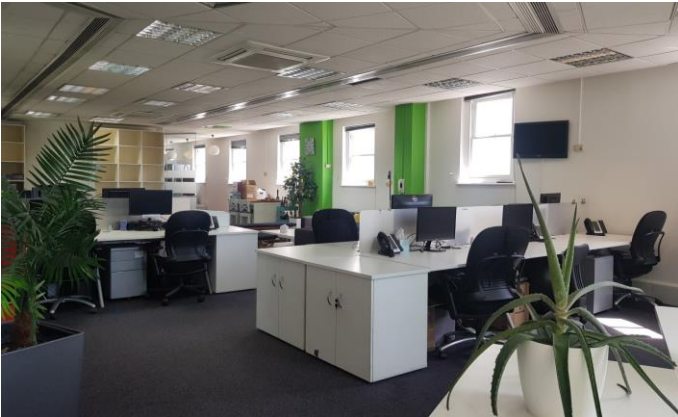
020 7025 1390

4 Golden Square London W1F 9HT

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Terms

Tenure:	A new FR&I lease direct from the Landlord for a term by arrangement
Lease:	Available either by way of a Sub-lease from the current tenant until Feb 2022 or a new lease by arrangement
Rent:	£85,000 per annum (£40.43 psf) on a sub lease or £100,000 per annum (£47.50 psf) on a new 3-5 year lease
Rates:	Estimated at £19.50 psf (2021 / 22)
Service Charge:	£9.84 psf

Amenities

- Fully fitted/furnished or can be stripped out if preferred
- Kitchen and bar!
- Comfort cooling and dozens of sash windows that open
- 2 Meeting rooms
- Perimeter trunking
- Passenger lift
- Above average WCs
- Central location

Jason Hanley, Partner

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