

25 Bedford Street
Covent Garden, London, WC2E 9HP



OFFICE TO LET | 7,714 sq ft



Location

25 Bedford Street is located in a prominent position on the west side of Bedford Street, at its junction with Garrick and King Street. Considered one of the best addresses in Covent Garden, the building is surrounded by everything that the area is renowned for including the famous Piazza.

Floor Areas

Floor	sq ft	sq m
4 th Floor	7,714	717
TOTAL (approx.)	7,714	717

*Measurement in terms of NIA

Description

The 4th Floor provides bright, grade A space with access to surrounding balconies.

A smart, contemporary first impression to the building is provided by the Joanna White designed reception.

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 June 2021

020 7025 1390

4 Golden Square London W1F 9HT

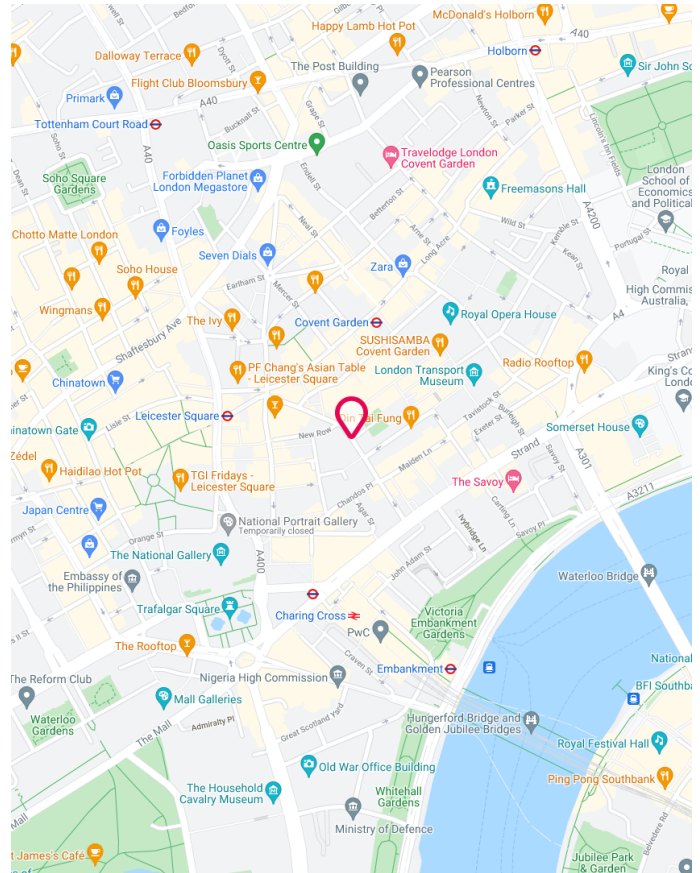
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*Interior photographs are prior to the existing tenant's fit out.



Terms

Tenure:	Leasehold
Lease:	A new lease direct from the Landlord to be agreed
Rent:	TBC
Rates:	Estimated at £33.97 psf (2021 / 22)
Service Charge:	TBC

Amenities

- Balcony with views over Covent Garden
- Grade A floor plate
- 3 passenger lifts
- VAV air conditioning
- Raised floors
- Designer ground floor reception with commissionaire
- Demised male and females WCs
- Bike storage
- New shower facilities (demised)

Rhys Evans, Partner

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