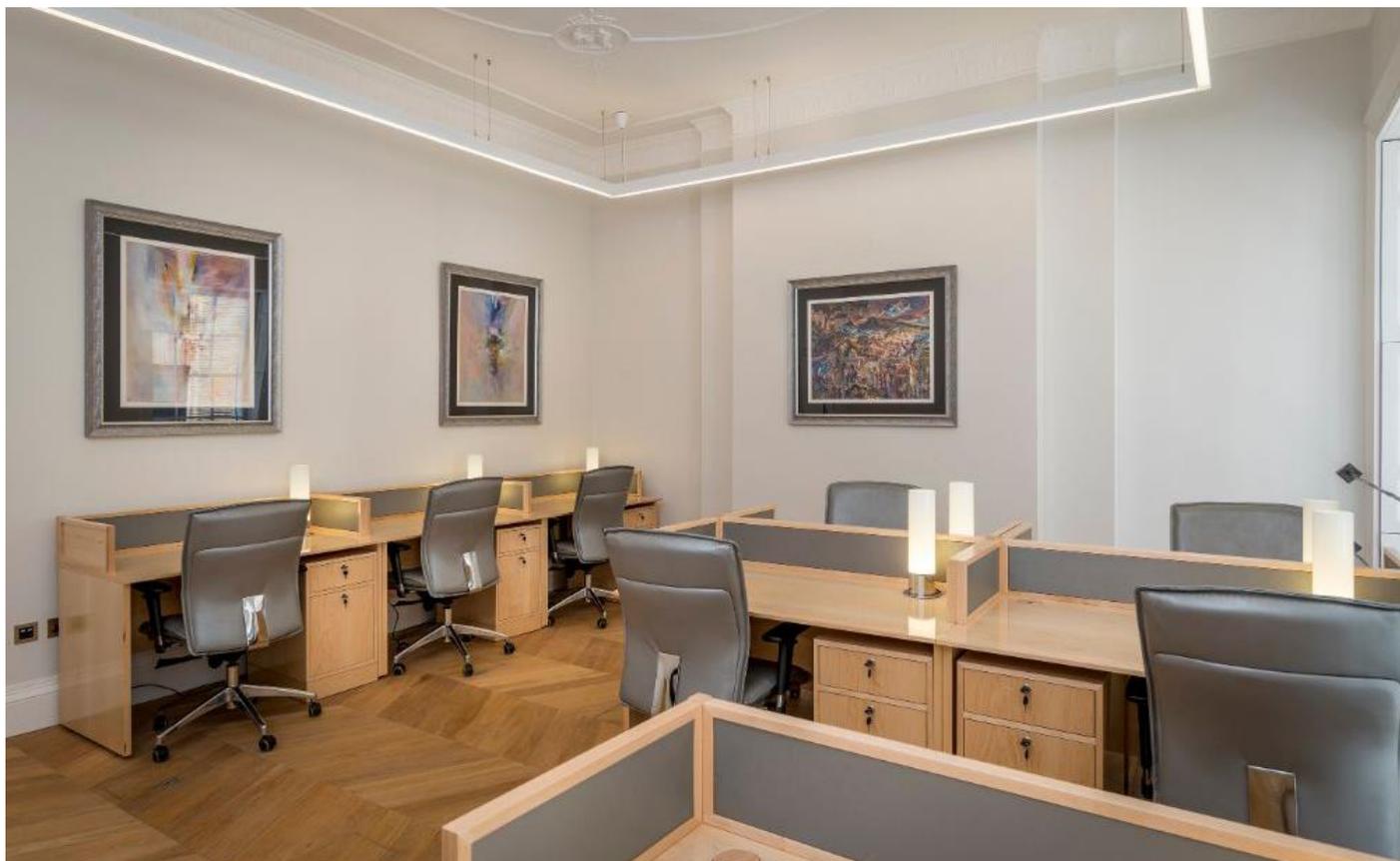


BEAUTIFUL FITTED OFFICE SUITES TO LET | FROM 4-8 DESKS



### Location

This prominent period building is located on the west side of Robert Street, which runs south from the Strand to Victoria Embankment Gardens. The building is situated between Covent Garden and the River Thames offering access to some of London's most renowned restaurants, bars and cafes. Charing Cross Station (Overground, Northern & Bakerloo Lines) and Embankment station (Northern, Bakerloo, District & Circle Lines) are within easy walking distance with Waterloo Station (Bakerloo, Northern, Jubilee and mainline trains) a short walk over the Thames.

### Availability

Suite	Description	Licence Fee (ex VAT)	Sq ft	Status
2.1-2.2	All-inclusive license - unfurnished	£195,000 pa	999	Available
2.3	Furnished with six desks and a small informal seating area and use of shared kitchen	£4,500 pcm	317	Available
2.4	Furnished with four desks and a small informal seating area and use of shared kitchen	£3,000 pcm	176	Available
2.5	Furnished with eight desks and a small informal seating area and use of shared kitchen	£6,000 pcm	311	Available
2.6	Furnished with six desks and a small informal seating area and use of shared kitchen	£5,000 pcm	307	Available

### Description

This stunning period building is being elegantly refurbished and restored to provide grade A period office space with roof terraces benefiting from uninterrupted views across the River Thames. Once the home to JM Barrie whilst he wrote Peter Pan, 3 Robert Street is steeped in history and grandeur.

The second floor has been beautifully fitted to provide a mixture of office suites from 4 to 8 desks and benefits excellent natural light, beautiful parquet/herringbone wood flooring, new bespoke office furniture, new VRF air conditioning, new lighting and excellent floor to ceiling heights, fully cabled and fibre installed. There will be a steward for the 2<sup>nd</sup> floor serving drinks.

Rhys Evans, Partner

 020 7025 1393

Olivia Stapleton, Agency Surveyor

 020 7025 8940

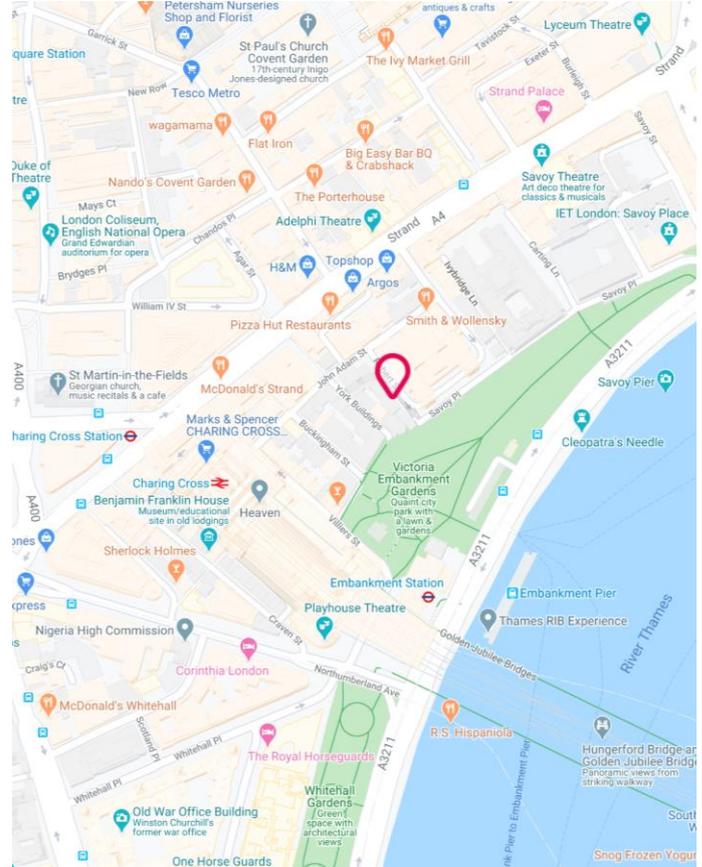
Applicants are advised to make their own enquires in respect of all rates payable to local authorities and taxes. We recommend you see [www.voa.gov.uk](http://www.voa.gov.uk) for further information. None of the systems or services in the property have been tested by us to check they are in working order. 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 July 2021

**3 Robert Street,**  
Covent Garden, London, WC2N 6RL



**BEAUTIFUL FITTED OFFICE SUITES TO LET | FROM 4-8 DESKS**



### Terms

Tenure:	Leasehold
Lease:	New 12 month licences from the Landlord
Rent:	As per the table above
Rates:	Included in licence rent
Service Charge:	Inclusive in licence rent
EPC Rating:	B

### Amenities

- Newly refurbished and restored
- New VRF air conditioning throughout
- New LED lighting
- New oak parquet/herringbone wood flooring with floor boxes
- Fully furnished office suites with bespoke furniture
- Communal kitchenette/breakout area with steward
- Excellent floor to ceiling height
- Elegant period and contemporary features
- Manned reception
- Fibre installed in the building
- Showers
- 11 person passenger lift

Rhys Evans, Partner

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Olivia Stapleton, Agency Surveyor

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