

**77 Endell Street,**  
Covent Garden, London, WC2H 9DZ



OFFICE TO LET | From 1,970 – 9,420 sq ft



### Location

The building is situated on the west side of Endell Street, close to its junction with Shaftesbury Avenue and High Holborn, moments from the vibrant location of Covent Garden. Transport links are excellent with Covent Garden (Piccadilly line), Holborn (Central & Piccadilly lines) and Tottenham Court Road (Northern & Central lines) Underground Stations are within easy reach.

### Description

77 Endell Street provides an occupier the potential for acquiring a contemporary self contained office building in Covent Garden with own front door and reception. The office is also available on a floor by floor basis. The floors are offer fitted out offices with a mixture of meeting rooms and open plan desking. The first floor benefits from a large terrace at the rear of the building

### Floor Areas

Floor	sq ft	sq m
3 <sup>rd</sup> Floor	1,970	183
2 <sup>nd</sup> Floor	3,500	325
1 <sup>st</sup> Floor	3,950	367
<b>TOTAL (approx.)</b>	<b>9,420</b>	<b>875</b>

\*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 and in 2010 the world's largest Apple Store was opened in the Piazza.

Bert Murray, Surveyor

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Paul Dart, Partner

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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.

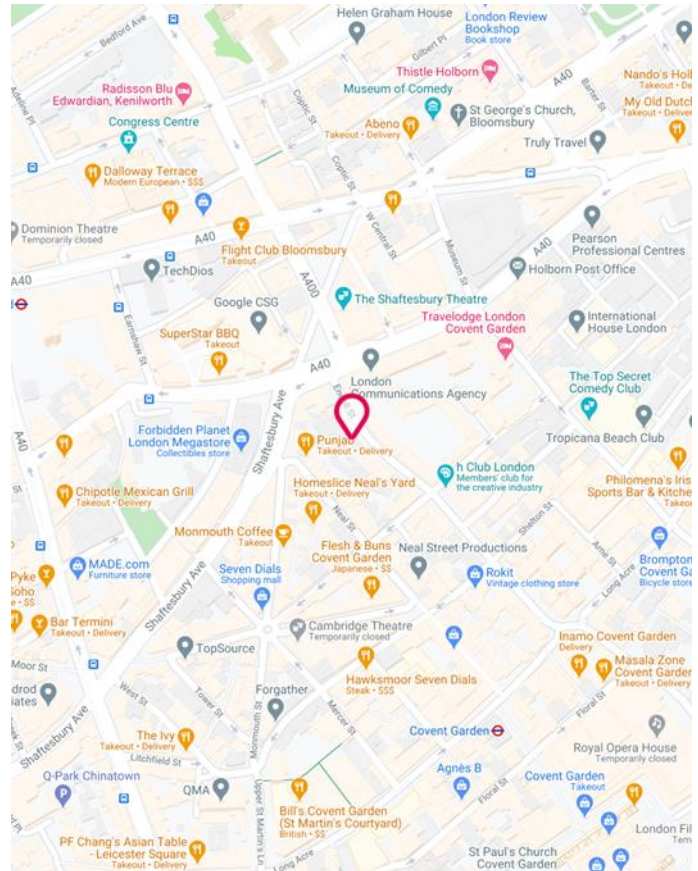
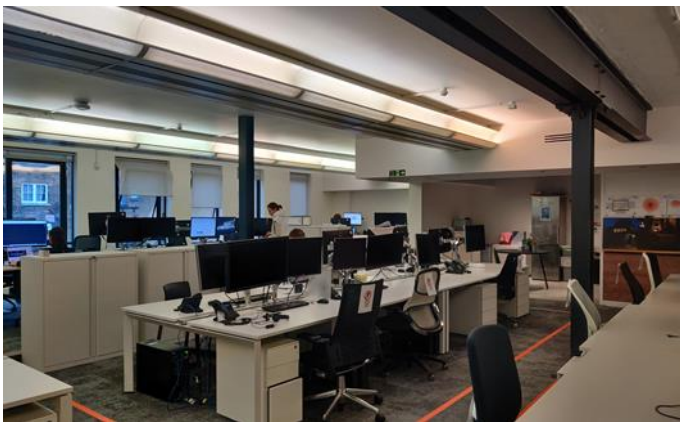
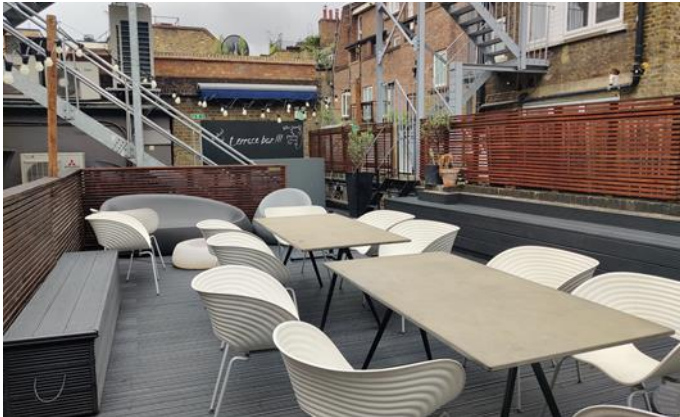
Subject to Contract November 2021



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## Terms

Tenure:	Leasehold
Lease:	A new lease direct from the landlord.
Rent:	£65.00 psf pax
Rates:	Estimated at £29.63 sf pa (2020/21)
Service Charge:	TBC
EPC Rating:	TBC

## Amenities

- Potential for self-contained office in Covent Garden
- Generous floor to ceiling heights
- Chill-beam air conditioning
- Large roof terrace (1<sup>st</sup> floor)
- Fitted with furniture and meeting rooms
- Large reception
- Bike storage
- Excellent natural light at the front and rear of the office floors
- Street Frontage

**Bert Murray, Surveyor**

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