

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



BEAUTIFULLY REFURBISHED OFFICES TO LET | 2,224 – 4,787 sq ft



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.

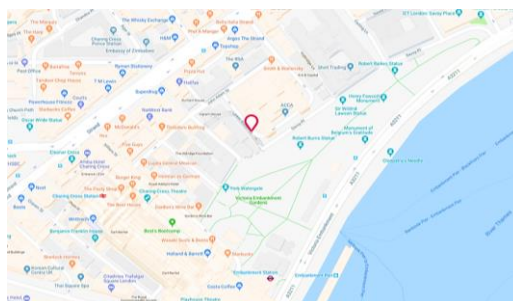
Floor Areas

Floor	sq ft	sq m	Status
4th Floor	2,224	206	AVAILABLE
3rd Floor	2,563	238	AVAILABLE
1st Floor	-	-	LET
TOTAL (approx.)	4,787	444	

*Measurement in terms of NIA

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 3rd and 4th floor benefit from excellent natural light, beautiful parquet/herringbone wood flooring, new VRF air conditioning, new lighting and excellent floor to ceiling heights, fully cabled and fibre installed.



Rhys Evans, Partner

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Olivia Stapleton, Agency Surveyor

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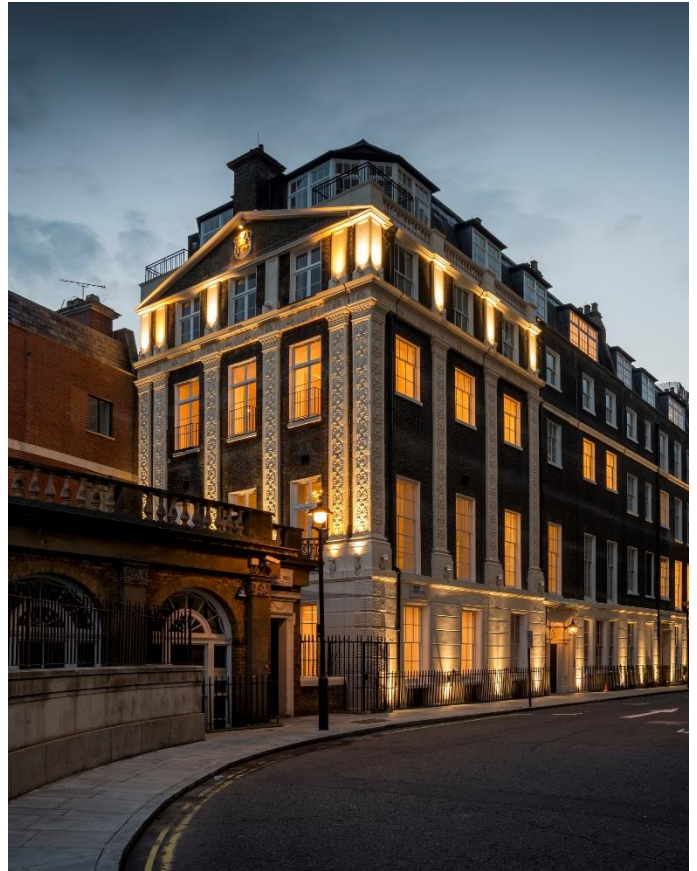
Applicants are advised to make their own enquires in respect of all rates payable to local authorities and taxes. We recommend you see www.voa.gov.uk for further information. None of the systems or services in the property have been tested by us to check they are in working order. Interested parties may wish to make their own investigations. All other information provided is for guide purposes and cannot be relied upon.

Subject to Contract January 2022

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Terms

Tenure:	Leasehold
Lease:	New lease(s) direct from the freeholder
Rent:	£79.50 psf pax
Rates:	To be assessed c. £25.00 psf pa
Service Charge:	Approximately £15.00 psf pax
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
- New kitchenettes on each floor
- 2nd floor is fully fitted
- Elegant period and contemporary features
- Manned reception
- Comms racks on each floor with fibre installed in the building
- Showers
- 11 person passenger lift

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