

15 KEAN STREET, COVENT GARDEN, WC2B 4AZ



SELF CONTAINED/WAREHOUSE STYLE OFFICE TO LET
1,753 sq ft on Ground Floor with entrance & terrace



Location

The property is located on the west side of Kean Street, which runs North South parallel to the west of Kingsway, between Kemble Street and Drury Lane. It is in the heart of Covent Garden's eclectic Theatreland. The area is well known for the variety of high-quality shops and entertainment facilities. Both Covent Garden and Holborn Underground stations are within a short walk.

The area is synonymous with great restaurants from Rules to The Savoy Grill with Theatres & unique boutique Shopping aplenty.

Description

The prominent façade and entrance of the building offer excellent street presence, the office has previously been branded by the present occupier and could be again by a new one. The ground floor is presently fitted as a TV Studio, make up room and various meeting rooms and reception. There are wooden floors throughout and exposed lofty ceilings and warehouse style crittal windows. The space has a unique media feel.

Floor Areas

Floor	sq ft	sq m
Ground Floor	1,753	163
TOTAL (approx.)	1,753	163

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.

Jason Hanley, Partner

02070251391

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.

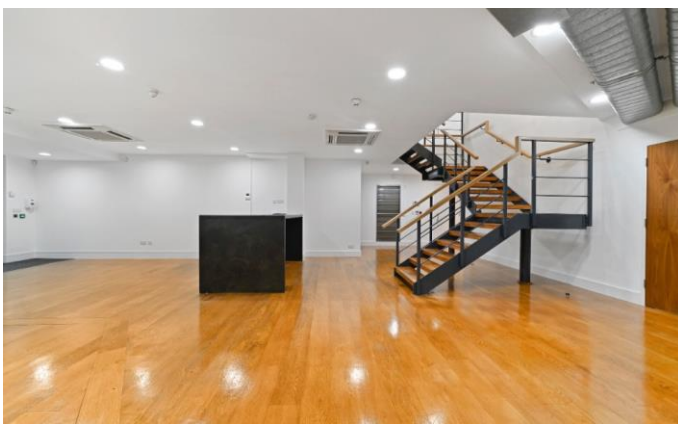
Subject to Contract May 2022

020 7025 1390

4 Golden Square London W1F 9HT

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Stunning warehouse style office | 1,753 sq ft



Terms

Tenure:	Leasehold from 17 th May 2020
Lease:	New FR&I Lease for term by arrangement
Rent:	£60.00 per sq ft per annum exclusive
Rates:	Approx. £21.00 psf (please make own enquiries)
Service Charge:	Approx. £3.50 per sq. ft (self contained below resi scheme)
EPC Rating:	C

Amenities

- Self-contained
- Own street frontage & entrance
- Comfort cooling
- Excellent floor-to-ceiling height
- Exposed ducting
- Perimeter & underfloor trunking
- Passenger lift / DDA Access
- Demised WCs
- Excellent natural light
- Wooden floor throughout

Jason Hanley, Partner

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Subject to Contract May 2020