

2ND & 3RD FLOORS, INEXPENSIVE, OFFICES TO LET | 2,102 – 4,698 sq ft



Location

17 Exeter Street is located within a 5-minute walk of Covent Garden tube station (Piccadilly line) and under a 10-minute walk of Temple (Circle & District lines), Leicester Square (Piccadilly & Northern lines) and Charing Cross (Bakerloo & Northern lines) stations. The market is on the doorstep as are theatres, bars and all the joys of Covent Garden.


Waterloo Bridge is only a stone's throw away and gives great communication to Waterloo station for "Southerners" commuting from the South. It's a superb location.

Description

17 Exeter Street offers a corner aspect, bright, secondhand offices with a demised kitchen and bar on the 3rd floor. There is also comfort cooling, meeting rooms and breakout space on both floors. It is above Christopher's, the famous restaurant. The floors provide good natural light and storage space.

The common parts are surprisingly attractive and grand. There is a lift. The WCs on this floor are extensive and also surprisingly larger than most. With windows and sinks in each.

Jason Hanley, Partner

 020 7025 1391 / 07903640154

Floor Areas


Floor	sq ft	sq m
3 rd Floor	2,102	195
2 nd Floor	2,596	241
TOTAL (approx.)	4,698	436

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 with a large selection of restaurants, theatres and flagship retail stores, some of which are unique to the area. The famous Piazza is a focal point, with an exclusive market and live entertainment all year round. www.coventgarden.london

Olivia Stapleton, Agency Surveyor

 020 7025 8940

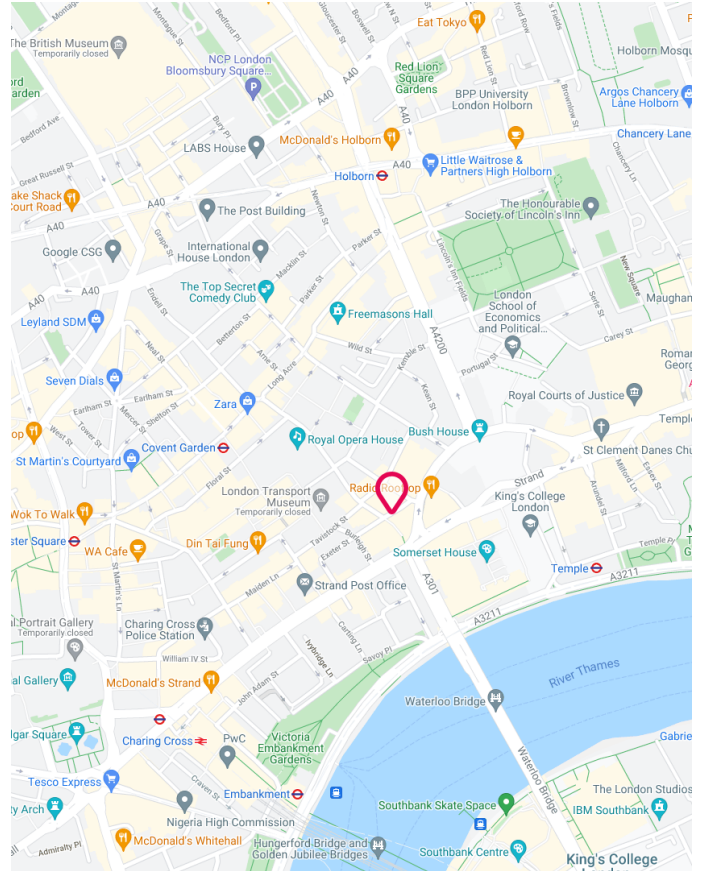
Applicants are advised to make their own enquires in respect of all rates payable to local authorities and taxes. We recommend you see www.voa.gov.uk for further information. None of the systems or services in the property have been tested by us to check they are in working order. Interested parties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

Subject to Contract July 2022

17 Exeter Street
Covent Garden, London, WC2E 7DU



OFFICES TO LET | 2,102 – 4,698 sq ft



Terms

Tenure:	Leasehold
Lease:	A new FR&I lease direct from the Landlord for a term by arrangement
Rent:	£100,000 per annum (£47.50 psf) on a new 3-5 year lease
Rates:	Estimated at £19.50 psf (2021 / 22)
Service Charge:	£9.84 psf

Amenities

- Central location
- Sash windows
- Meeting rooms
- Perimeter trunking
- Passenger lift
- Above average WCs

Jason Hanley, Partner

📞 020 7025 1391/ 07904630154
✉️ jhanley@monmouthdean.com

Olivia Stapleton, Agency Surveyor

📞 020 7025 8940
✉️ ostapleton@monmouthdean.com

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.



Monmouth Dean LLP for themselves and for the lessors or vendors of their property whose agents they are, give notice that: (i) These particulars are set out as a general outline only, for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, any other offer of contract. (ii) All descriptions, dimensions, references to condition and necessary permission of use and occupation, and other details are given without responsibility, and any intending purchasers and tenants should not rely on them as statements or representative of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No person in the employment of Monmouth Dean LLP has any authority to make give any representation or warranty whatever in relation to this property. (iv) Unless otherwise stated all rents and prices quoted are exclusive of VAT which may be payable in addition. Subject to contract.

Subject to Contract July 2022

📞 020 7025 1390

📍 4 Golden Square London W1F 9HT