



EXCEPTIONAL OPPORTUNITY TO OCCUPY A PRIME OFFICE FLOOR IN THE HEART OF COVENT GARDEN



THE BUILDING

25 BEDFORD STREET IS A STRIKING BUILDING LOCATED ON THE WEST SIDE OF BEDFORD STREET, AT ITS JUNCTION WITH GARRICK AND KING STREET. CONSIDERED ONE OF THE BEST ADDRESSES IN COVENT GARDEN, THE BUILDING IS SURROUNDED BY EVERYTHING THAT THE AREA IS RENOWNED FOR INCLUDING THE FAMOUS PIAZZA.





THE ACCOMMODATION

THE BUILDING PROVIDES PRESTIGE ACCOMMODATION WITH ATTENTION TO DETAIL LYING AT THE HEART OF ITS DESIGN. THE CONTEMPORARY RECEPTION DESIGNED BY THE AWARD WINNING JOANNA WHITE DESIGN CONSULTANTS PROVIDES THE PERFECT FIRST IMPRESSION FOR BOTH OCCUPIERS AND VISITORS.

THE AVAILABLE FOURTH FLOOR HAS BEEN COMPREHENSIVELY REFURBISHED TO PROVIDE BRIGHT, EFFICIENT GRADE A OFFICE SPACE. IT ALSO BENEFITS FROM A FEATURE ROTUNDA AND EXTERIOR BALCONIES, BOTH OF WHICH PROVIDE PANORAMIC VIEWS OVER COVENT GARDEN.



Joanna White designed reception



Fourth floor

05



Feature rotunda



Feature lighting



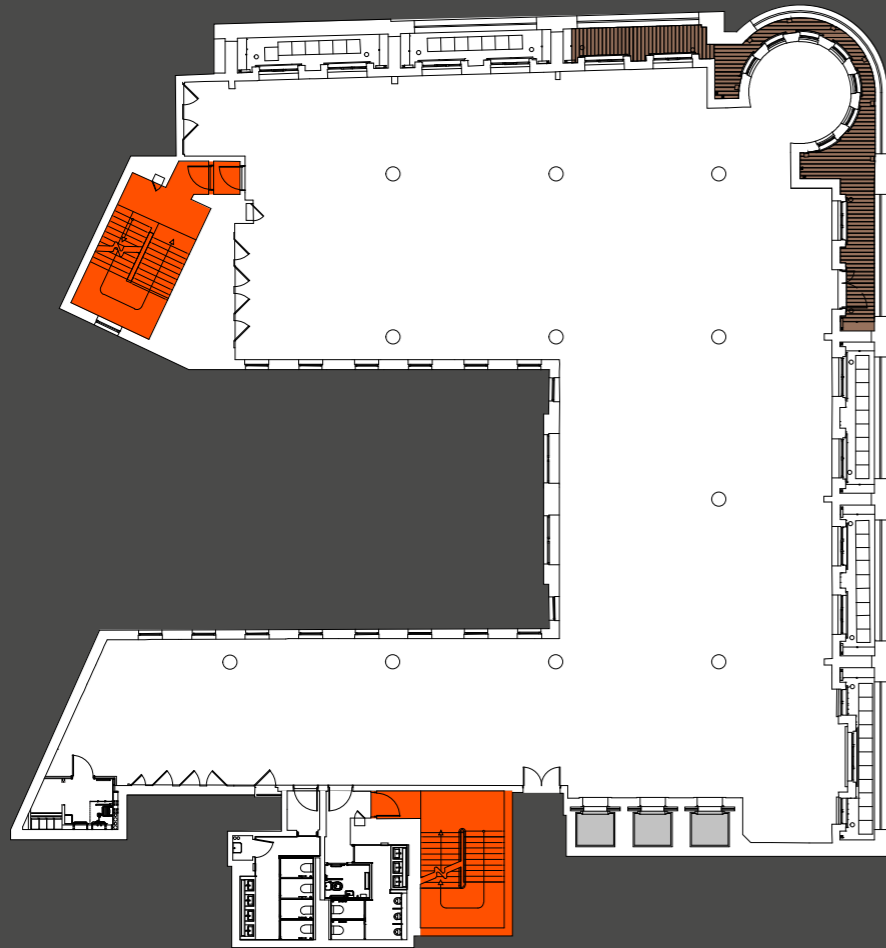
Balcony

SPECIFICATION

- REFURBISHED GRADE A OFFICES
- VAV AIR CONDITIONING
- NEW RAISED FLOOR
- BALCONY WITH VIEWS OVER COVENT GARDEN
- DEMISED SHOWER & LOCKERS
- DEMISED WCS
- THREE PASSENGER LIFTS
- CONTEMPORARY GROUND FLOOR RECEPTION WITH COMMISSIONAIRE
- BIKE STORAGE
- EPC AVAILABLE ON REQUEST

4TH FLOOR:

7,824 sq ft (726 sq m)



BEDFORD STREET

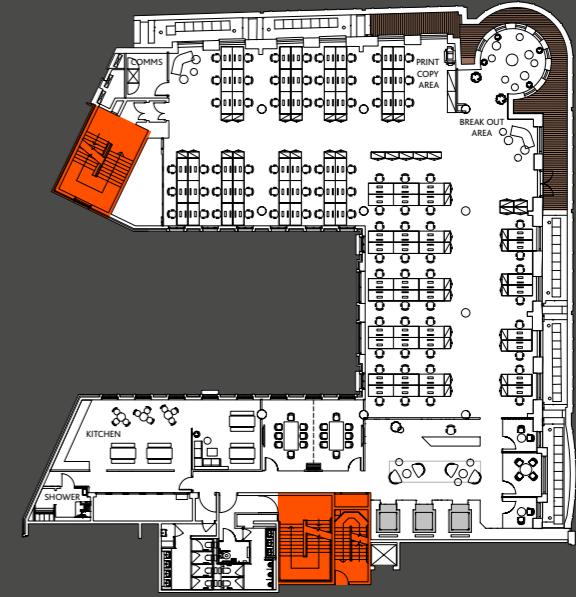
KEY

OFFICE
CORE
LIFTS
BALCONY

SPACE PLAN:

OPEN PLAN LAYOUT 4TH FLOOR 7,824 SQ FT (727 SQ M)

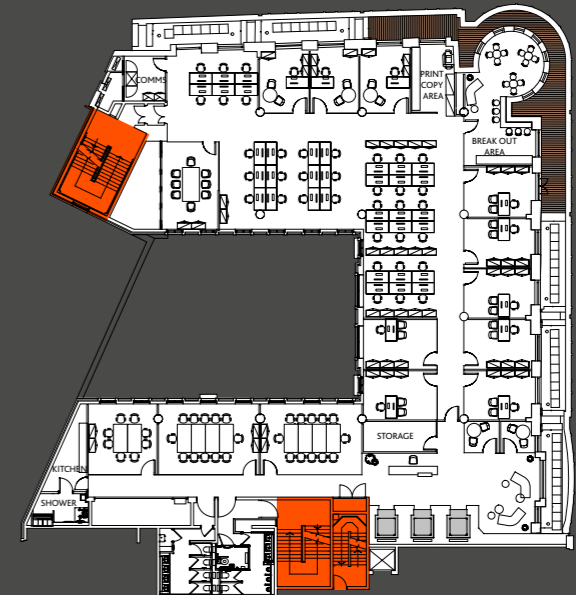
RECEPTION AREA	1
WORK STATIONS	86
2 PERSON MEETING ROOM	2
4 PERSON MEETING ROOM	1
8 PERSON MEETING ROOM	2
18 PERSON BOARDROOM	1
BREAKOUT/TEAPOINT AREA	1
PRINT/COPY AREA	1
COMMS ROOM	1
SHOWER	1
DENSITY	1:8.5 SQ M



BEDFORD STREET

CORPORATE LAYOUT 4TH FLOOR 7,824 SQ FT (727 SQ M)

RECEPTION AREA	1
WORK STATIONS	36
SINGLE OCCUPANCY OFFICES	10
2 PERSON MEETING ROOM	2
8 PERSON MEETING ROOM	1
12 PERSON BOARDROOM	2
BREAKOUT/TEAPOINT AREA	1
PRINT/COPY AREA	1
COMMS ROOM	1
STORAGE	1
SHOWER	1
DENSITY	1:1.16 SQ M



BEDFORD STREET

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LOCATION & TRANSPORT

LOCATED ON ONE OF COVENT GARDEN'S MOST PRESTIGIOUS AND WELL KNOWN STREETS, THE BUILDING BENEFITS FROM THE DIVERSE AMENITIES THAT THIS POPULAR AREA HAS TO OFFER.

TRANSPORT LINKS TO THE BUILDING ARE EXCELLENT WITH COVENT GARDEN (PICCADILLY LINE), LEICESTER SQUARE (PICCADILLY, NORTHERN LINES), EMBANKMENT (BAKERLOO, DISTRICT AND CIRCLE LINES) AND CHARING CROSS (MAINLINE, BAKERLOO, NORTHERN LINES) WITHIN A FEW MINUTES WALK.

NEIGHBOURS

- 01 CVC
- 02 Bain Consulting
- 03 Robert Walters
- 04 Google London
- 05 Wells Fargo
- 06 CQS

RESTAURANTS

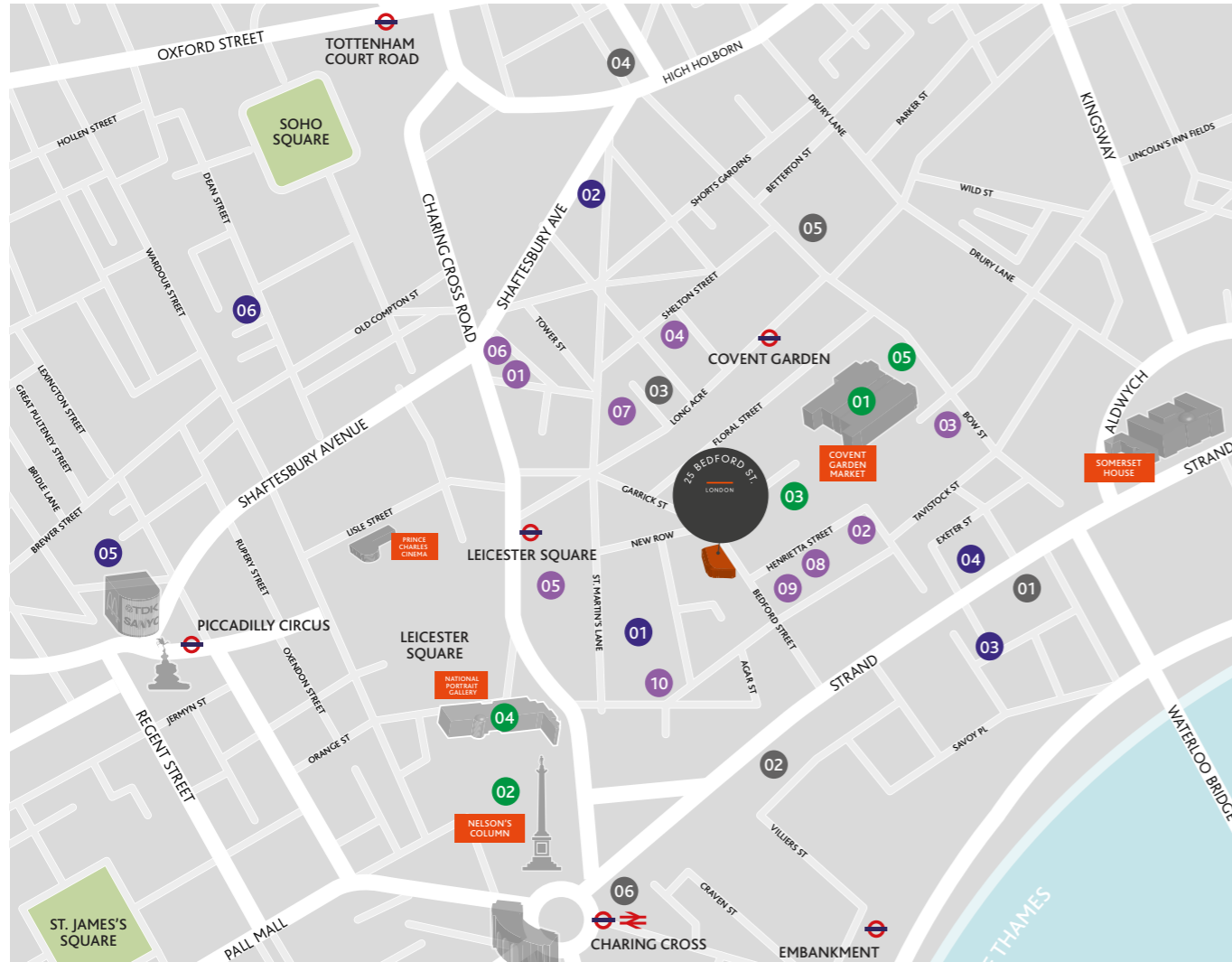
- 01 Ivy
- 02 Ivy Market Grill
- 03 Balthazar
- 04 Hawksmoor
- 05 J Sheekey
- 06 L'Atelier
- 07 Dishoom
- 08 Sticks 'n' Sushi
- 09 Frenchie
- 10 Les Deux Salons

LANDMARKS

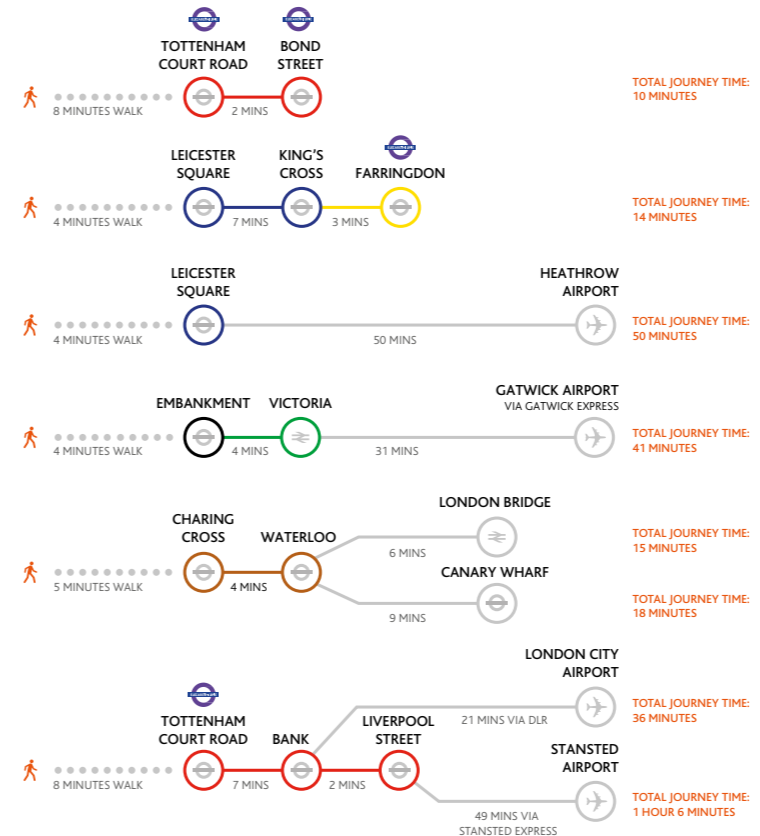
- 01 Covent Garden Piazza
- 02 Trafalgar Square
- 03 St Paul's Church
- 04 National Gallery
- 05 Royal Opera House

HOTELS

- 01 St Martins Lane Hotel
- 02 Covent Garden Hotel
- 03 Savoy Hotel
- 04 Strand Palace Hotel
- 05 Ham Yard Hotel
- 06 Dean Street Townhouse



TRANSPORT TIMES





View from fourth floor

25-BEDFORDSTREET.COM

FOR MORE INFORMATION PLEASE CONTACT

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