

**5 Savoy Street, Covent Garden, London, WC2E 7AE**

**OFFICE TO LET | 1,270 sq ft**



## Location

Brettenham House dominates the eastern side of Lancaster Place, fronting Waterloo Bridge and opposite Somerset House. This landmark building provides easy access to a whole host of transport links including Charing Cross and Waterloo mainline stations and Embankment, Temple and Leicester Sq underground stations. The eclectic Covent Garden and Southbank areas are within easy reach. Local office occupiers include Shell, Goldman Sachs, CAA, Ofsted, Covington & Burling, Fladgates, PWC, LECG, Bain & Co. Robert Walters and Coutts.

## Description

The garden floor can be accessed via a self contained entrance from Savoy Street or through the refurbished North reception at Brettenham House.

The suite offers fitted out space with views towards the Savoy Chapel.

## Floor Areas

Floor	sq ft	sq m
1st floor	1,270	118
<b>TOTAL (approx.)</b>	<b>1,270</b>	<b>118</b>

\*Measurement in terms of NIA

**David Brogan, Agile Real Estate**

020 7078 7830

**Rhys Evans, Partner**

020 7025 1393

**Suzy Link, 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](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 March 2017**

020 7025 1390 10 Golden Square London W1F 9JA 41 Lothbury London EC2R 7HG

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## Terms

Tenure:	Leasehold
Lease:	Assignment of the existing lease until December 2019.
Passing Rent:	£50,165 pax (£39.50 psf pax)
Rates:	Estimated at £17.12 (2017/18)
Service Charge:	Approximately £10.23 per sq ft pax (capped at £11.00 psf rising annually with RPI).

## Amenities

- Fitted suite
- Contemporary entrance and reception areas
- VRF air conditioning
- Under floor trunking
- Good natural light with garden views
- Passenger lifts
- 24 hour access and security
- Car parking (by separate agreement)

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