

25 Bedford Street

Covent Garden, London, WC2E 9ES



OFFICE TO LET WITH EXCLUSIVE TERRACE | 9,431 sq ft



Location

25 Bedford Street is located in a prominent position 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.

Description

The 3rd floor has recently undergone refurbishment to provide bright, grade A space with access to a large private external terrace.

A smart, contemporary first impression to the building is provided by the Joanna White designed reception.

Floor Areas

| Floor | sq ft | sq m | Status |
|---|---------------|------------|--------|
| 4th Floor | 7,714 | 716.7 | Let |
| 3rd Floor | 9,431 | 876 | |
| 3rd Floor Exclusive Terrace | 742 | 68 | |
| TOTAL (3rd Floor with Terrace) | 10,173 | 945 | |
| *Measurement in terms of NIA | | | |

Rhys Evans, Partner

📞 020 7025 1393

Joint Agents: CBRE: 020 7182 2000

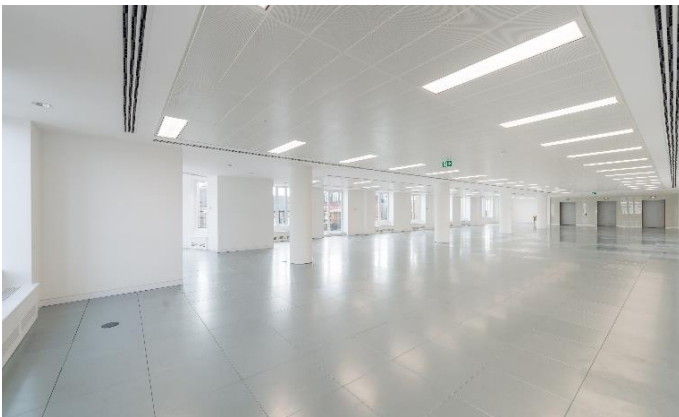
Rebecca Saxon, Agency Surveyor

📞 020 7025 1397

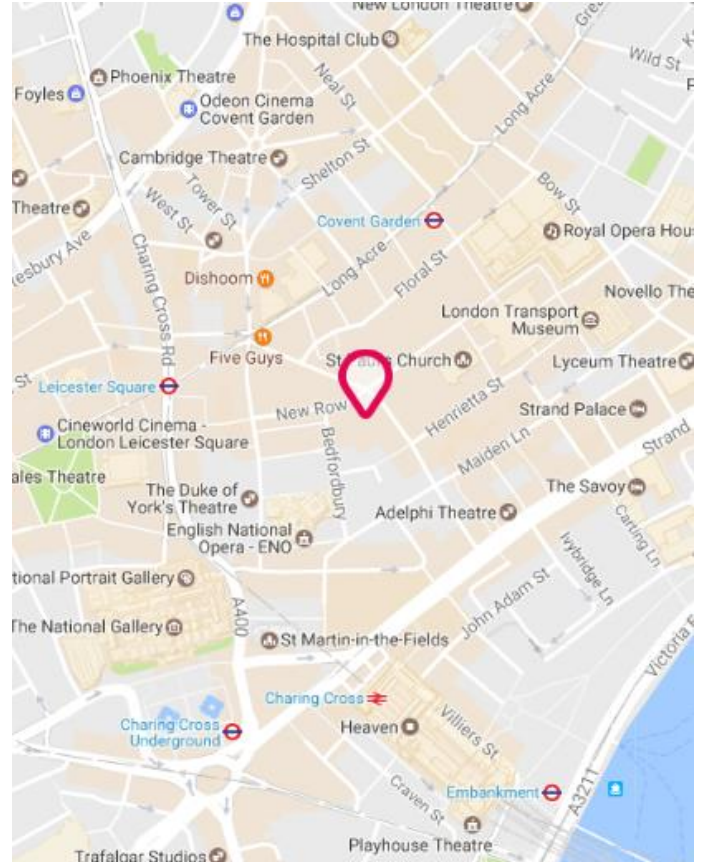
Applicants are advised to make their own enquires in respect of all rates payable to local authorities and taxes. We recommend you see www.voa.gov.uk for further information. None of the systems or services in the property have been tested by us to check they are in working order. Interested parties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

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*Interior photographs are of the 4th Floor only and are indicative of the specification of the 3rd Floor.



Terms

| | |
|-----------------|---|
| Tenure: | Leasehold |
| Lease: | A new lease direct from the landlord to be agreed |
| Rent: | £79.50 psf pax |
| Rates: | Estimated at £26.85 pas pa 2017/18 |
| Service Charge: | Approximately £9.35 psf pax |

Amenities

- Terrace (3rd floor)
- Grade A floor plates
- 3 passenger lifts
- VAV air conditioning
- Raised Floors
- Designer ground floor reception with commissionaire
- Demised male and female WCs
- Bike storage
- New shower facilities (demised)

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