

OFFICE TO LET | 775 – 1,588 sq ft



Location

34 King Street is located on the northern side of King Street in the heart of Covent Garden. The property is well connected by public transport, with Covent Garden (Piccadilly line), Embankment (District, Circle and Northern lines) and Charing Cross (Bakerloo and Northern lines) Underground stations and Charing Cross and Waterloo mainline stations located nearby.

Floor Areas


Floor	sq ft	sq m	Status
2nd Floor	775	72	Let
1st Floor	813	76	Let
TOTAL (approx.)	1,588	148	

*Measurement in terms of NIA

Description


The 1st and 2nd floors are currently being refurbished to provide bright, contemporary office space.

Rhys Evans, Partner

 020 7025 1393

Joint Agent: CBRE 020 7240 2255

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 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 January 2017

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Terms

Tenure:	Leasehold
Lease:	A new lease(s) direct from the landlord
Rent:	From £69.50 psf pax
Rates:	2nd floor - estimated £17.23psf pa 1st floor - estimated £15.31 psf pa payable (until 1st April 2017)
Service Charge:	Approximately £6.00 psf pax

Amenities

- Excellent ceiling heights
- Central heating
- Entry phone system
- 24 hour access
- Perimeter trunking
- Refurbished throughout

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