

OFFICE TO LET | 11,207 sq ft



Location

The property is located in Covent Garden, the entertainment and leisure facilities of this busy West End village are close by proximity. Fronting Bow Street close to the junction with Floral Street and within close proximity of Covent Garden Underground Station, Holborn Underground Station and Leicester Square Underground Station.

Floor Areas

Floor	sq ft	sq m
3rd Floor	11,207	1,041
TOTAL (approx.)	11,207	1,041

*Measurement in terms of *NIA

Description


The 3rd Floor measures 11,207 sq ft and is fully fitted out to an exceptional standard and ready for immediate occupation.

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 and in 2010 the world's largest Apple Store was opened in the Piazza.

Paul Dart, Partner

 020 7025 1392

Christos Lemos, Agency Surveyor

 020 7025 8941

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 2017

**34 Bow Street, Covent Garden,
London, WC2E 7AU**



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Terms

Tenure: Leasehold
Lease: A new sublease is available until January 2024.
Rent: Upon application
Rates: Estimated at £22.00 psf pa 2017/2018
Service Charge: Approximately £8.50 psf pax.

Amenities

- Enhanced floor to ceiling height of 3.4m
- Exposed VRV air conditioning system
- Raised floors
- Superb natural day light
- Staffed reception
- Cycle racks
- Passenger lift
- Fully fitted

Paul Dart, Partner

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