

# COVENT GARDEN

## capco

### TOWER HOUSE



**'UNDER THE CARE OF CAPCO,  
COVENT GARDEN IS BEING  
GIVEN A NEW LEASE OF LIFE.'**



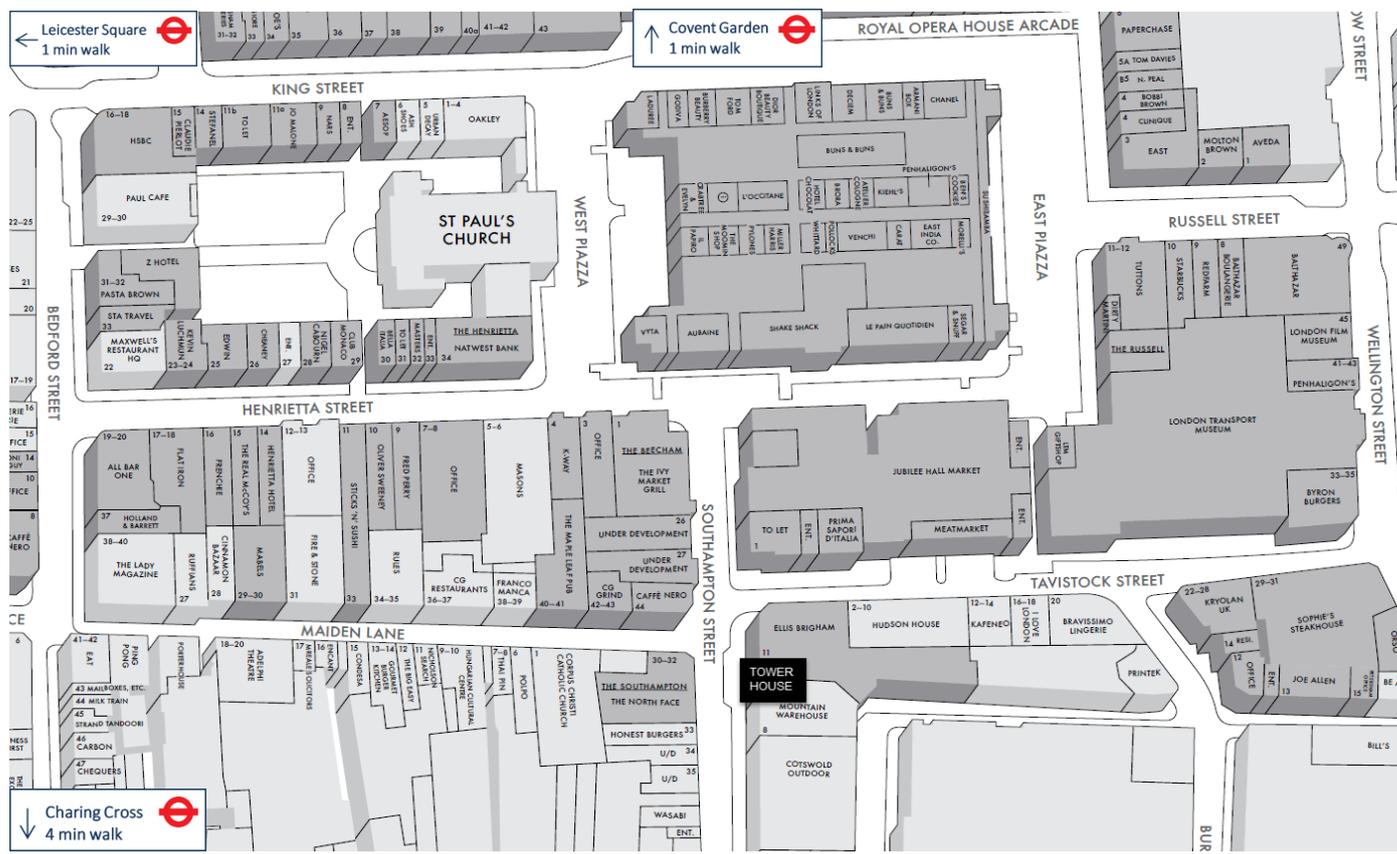
Tower House is situated in Covent Garden, the crowning jewel in the heart of the West End, boasting a central location, coupled with exceptional connectivity with the rest of the capital.

Covent Garden is a perfect base for creative companies such as media start-ups and advertising agencies, to larger corporate occupiers.

Since its initial acquisition of the estate in 2006, Capco has spearheaded the transformation of Covent Garden, by welcoming a host of innovative global brands across its Office, Retail and Dining sectors.

Capco offer a market leading office product, reflecting the Capco brand in both quality and style.

# TOWER HOUSE



## DESCRIPTION

Tower House occupies a prominent position on the corner of Southampton Street and Tavistock Street, within Covent Garden's Opera Quarter. The property has been comprehensively refurbished offering a traditional exterior and contemporary internal office accommodation.

The sixth floor is available at the end of 2017. The third floor offers exposed services and building structures providing a modern industrial feel. A mix of modern and period windows flood the space with excellent natural light.

The property is a short walk from Covent Garden Station and a 4 minute walk to Charing Cross Station.

On the edge of Covent Garden's Piazza, the property is surrounded by boutique designer shops, countless restaurants and bars and the very best of London's theatres and museums.

## AMENITIES

- Exposed air conditioning
- New raised access floor
- New suspended LED lighting
- Remodelled double height reception
- Two passenger lifts
- Roof terrace (6th Floor)

### ACCOMMODATION

The accommodation provides the following net internal areas:

#### AREA

Sixth Floor	480 sq.m	5,169 sq.ft	
Third Floor	583 sq.m	6,276 sq.ft	(Under Offer)

#### TERMS

The floors are available by way of a lease(s) contracted outside the Landlord & Tenant Act 1954, Part 2 (as amended) for a term to be agreed.

#### RENT

Upon Application

#### SERVICE CHARGE (2017/18)

£11.73 per sq.ft

#### RATEABLE VALUE (2017/2018)

£367,500

#### POSSESSION

Immediately

## COVENT GARDEN capco

VIEWING BY PRIOR APPOINTMENT  
WITH JOINT AGENTS:

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