11-12 Floral Street, Covent Garden, London, WC2E 9DH

Monmouth Dean

REFURBISHED OFFICE TO LET | 3,638 sq ft

Location

11-12 Floral Street is located in the heart of Covent Garden on the south side of Floral Street, only moments away from Covent Garden underground station (Piccadilly line). Charing Cross mainline station is also a short walk away.

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.

Floor Areas

Floor	sq ft	sq m
4th Floor	226	21
3rd Floor	743	69
2nd Floor	1,367	127
1st Floor	1,302	121
TOTAL (approx.)	**3,638**	**338**

*Measurement in terms of NIA

Description

This former school and listed building which was once home to the renowned Sanctuary spa, has undergone a major refurbishment to provide stunning media style offices, whilst retaining many of its original features, including exposed timber trusses and clerestory windows.

The space offers occupiers the opportunity to acquire self-contained upper floors or alternatively, the floors are available separately (3rd & 4th are combined).

Rhys Evans, Partner
020 7025 1393

Suzy Link, Agency Surveyor
020 7025 8940

Joint Agents: CBRE - 0207182 2000

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 2018

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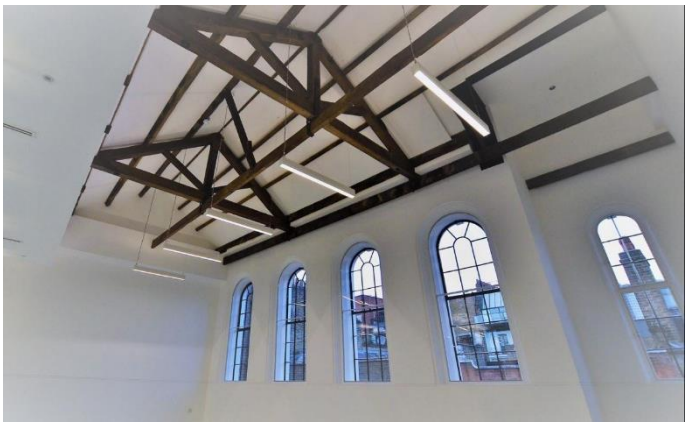

Terms

Tenure:	Leasehold
Lease:	A new lease is available directly from the landlord.
Rent:	Guiding £280,000 per annum exclusive
Rates:	TBC
Service Charge:	Approximately £6.50 psf pa

Amenities

- **Tastefully refurbished**
- **Clerestory windows**
- **Exposed original beams**
- **Suspended LED lighting**
- **Impressive floor to ceiling heights**
- **Self-contained 1st-4th floors**
- **Showers & cycle storage**

Rhys Evans, Partner

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