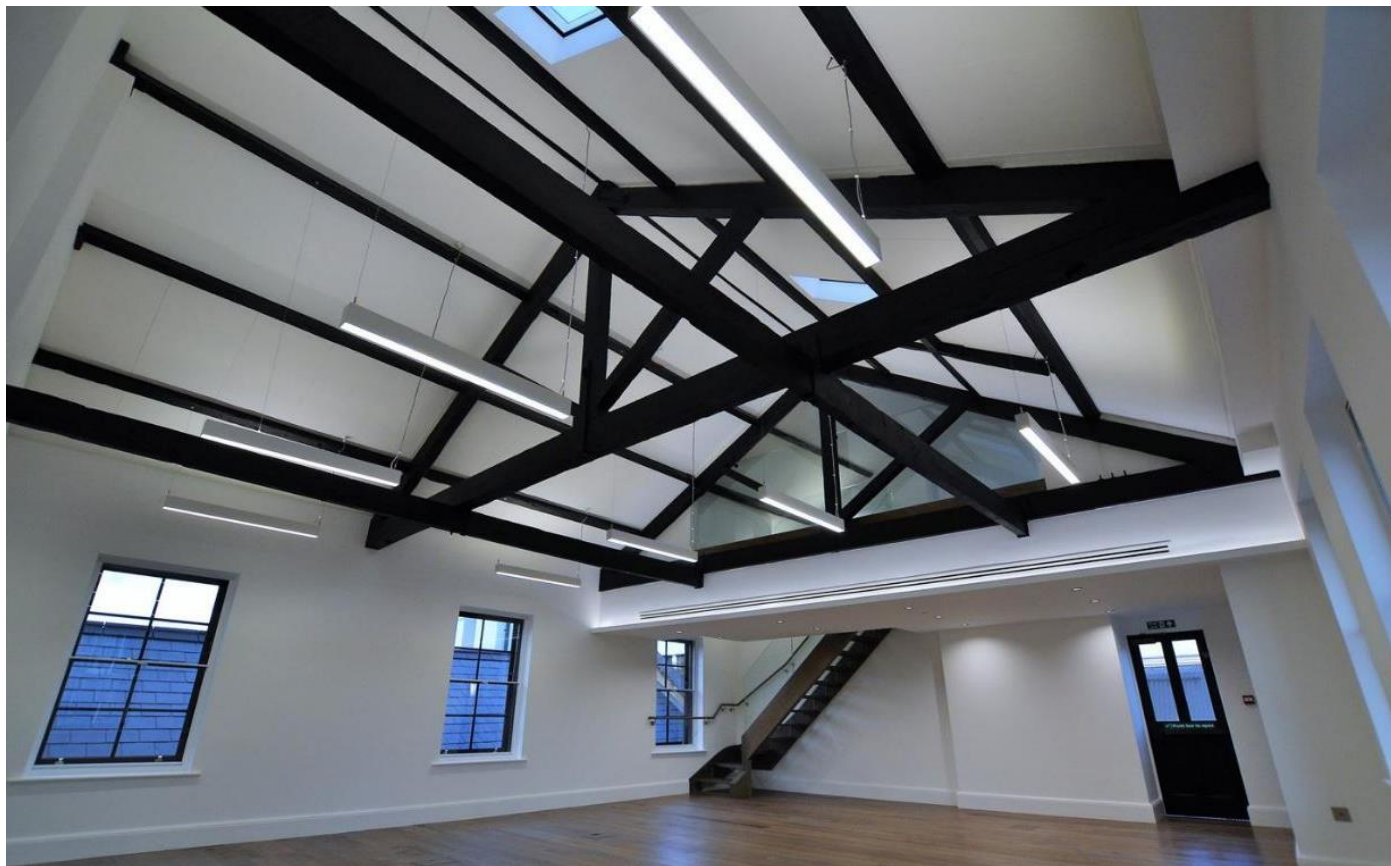


**12 Floral Street, Covent Garden, London,
WC2E 9DH**



REFURBISHED OFFICE TO LET | 3,638 sq ft



Location

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.

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).

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

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.

Rhys Evans, Partner

📞 020 7025 1393

Joint Agents: CBRE - 0207182 2000

Suzy Link, Agency Surveyor

📞 020 7025 8940

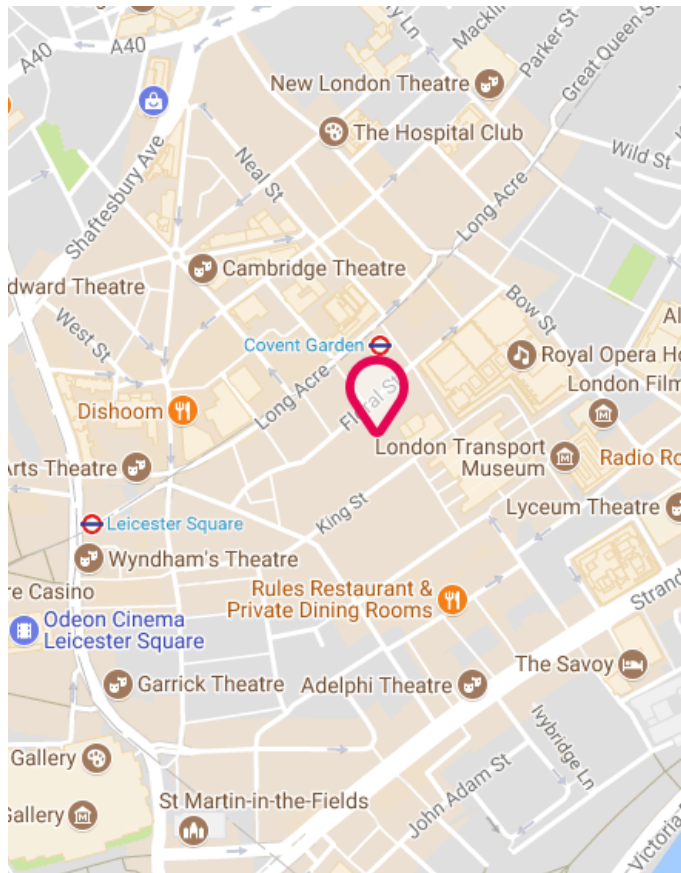
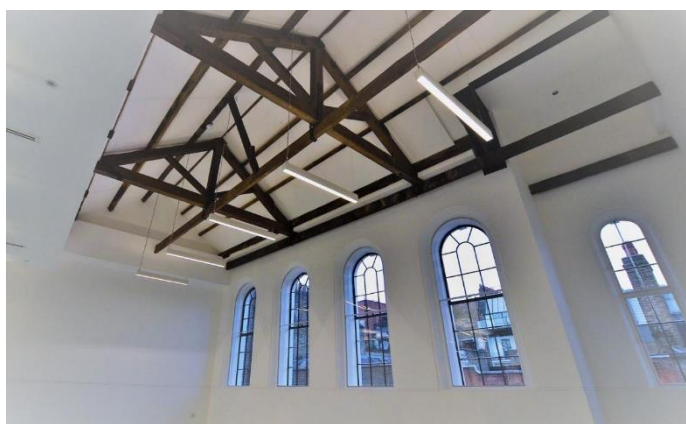
Applicants are advised to make their own enquires in respect of all rates payable to local authorities and taxes. We recommend you see www.voa.gov.uk for further information. None of the systems or services in the property have been tested by us to check they are in working order. Interested parties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

Subject to Contract March 2018

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WC2E 9DH**



REFURBISHED OFFICE TO LET | 3,638 sq ft



Terms

Tenure:	Leasehold
Lease:	A new lease is available directly from the landlord.
Rent:	Guiding £280,000 per annum exclusive. From £70.00 psf pax on a floor by floor basis.
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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✉️ revans@monmouthdean.com

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Suzi Link, Agency Surveyor

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Subject to Contract March 2018