# **15 Broad Court,** Covent Garden, London, WC2B 5QN



SMALL OFFICE SUITE TO LET | c.400 sq ft



#### Location

Situated in the heart of Covent Garden, this small first floor office suite is within close proximity to many high quality office, retail and leisure provisions. The office suite is located in an attractive and quiet pedestrianised area that links Drury Lane and Bow Street, just moments from the Covent Garden Piazza . The space is just a short walk from Covent Garden, Holborn and Leicester Square underground stations giving easy access to Piccadilly, Central and Northern lines.

## Description

The available space is small and bright, benefitting from large windows providing excellent natural light. It comprises three separate office rooms with kitchen, WC and central heating.

# **Floor Areas**

Floor	sq ft	sq m		
1st Floor	c.400*	c.37		
TOTAL (approx.)	c.400	c.37		
	*Subject to on site check measurement			

## **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.

**Ray Walker, Partner** (2) 020 7025 1399 Georgia Mason, Agency Surveyor 020 7025 8945

Applicants are advised to make their own enquires in respect of all rates payable to local authorities and taxes. We recommend you see <u>www.voa.gov.uk</u> 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 April 2018

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# Monmouth Dean





# Terms

Tenure:	Leasehold			
Lease:	An assignment or sublease until 12th March 2021 with a mutual break on 11th March 2019			
Passing Rent:	£22,600 pax (Approximately £56.50 pax)			
Rates:	Estimated at £22.50 psf pa (2018/2019)			
Service Charge:	Capped at £4,510 pax			
EPC Rating:	ТВС			

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# Amenities

- Good natural light
- Kitchenette
- Excellent transport links
- Quiet location

## Ray Walker, Partner

020 7025 1399

rwalker@monmouthdean.com

# Georgia Mason, Agency Surveyor

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- gmason@monmouthdean.com

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RICS

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Subject to Contract April 2018