

**3 Robert Street,
Covent Garden, London, WC2N 6RL**



BEAUTIFULLY REFURBSIHED OFFICES TO LET | 2,239 – 9,441 sq ft



Location

This prominent period building is located on the west side of Robert Street, which runs south from the Strand to Victoria Embankment Gardens. The building is situated between Covent Garden and the River Thames offering access to some of London's most renowned restaurants, bars and cafes. Charing Cross Station (Overground, Northern & Bakerloo Lines) and Embankment station (Northern, Bakerloo, District & Circle Lines) are within easy walking distance with Waterloo Station (Bakerloo, Northern, Jubilee and mainline trains) a short walk over the Thames.

Floor Areas

Floor	sq ft	sq m
4th Floor	2,239	208
3rd Floor	2,382	221
2nd Floor	2,257	210
1st Floor	2,563	238
TOTAL (approx.)	9,441	877

*Measurement in terms of NIA

Description

This stunning period building is being elegantly refurbished and restored to provide grade A period office space with roof terraces benefiting from uninterrupted views across the River Thames. Once the home to JM Barrie whilst he wrote Peter Pan, 3 Robert Street is steeped in history and grandeur. Each floor benefits excellent natural light, beautiful parquet/herringbone wood flooring, new VRF air conditioning, new lighting and excellent floor to ceiling heights, fully cabled and fibre installed.



Rhys Evans, Partner

📞 020 7025 1393

James Hendry, Associate Partner

📞 020 7025 1395

Rebecca Saxon, Associate Partner

📞 020 7025 1397

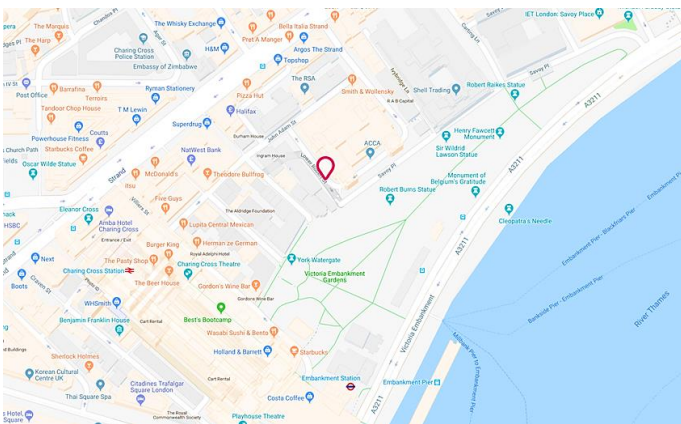
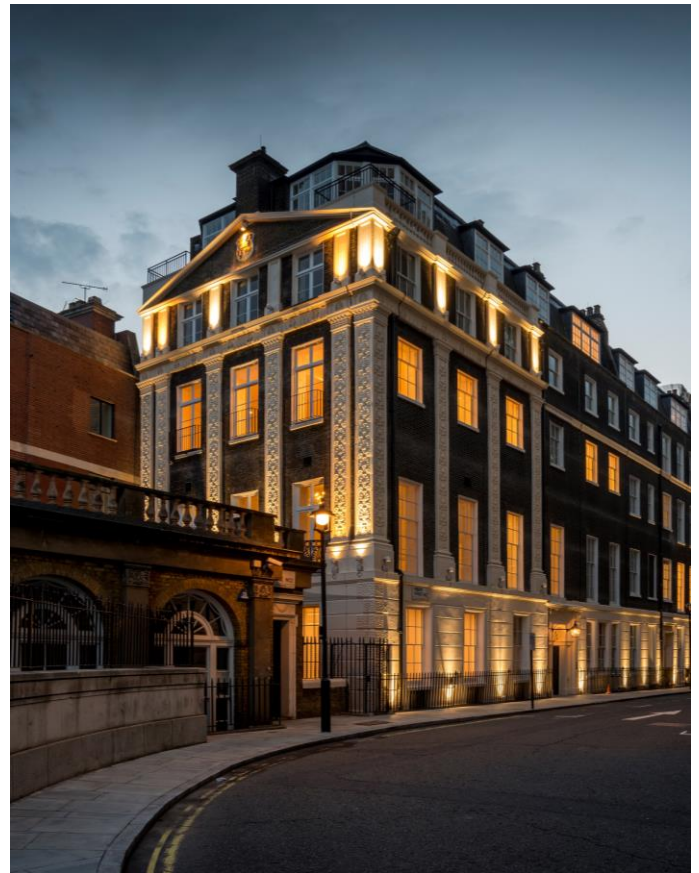
Applicants are advised to make their own enquires in respect of all rates payable to local authorities and taxes. We recommend you see www.voa.gov.uk for further information. None of the systems or services in the property have been tested by us to check they are in working order. Interested parties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

Subject to Contract October 2018

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Terms

Tenure: Leasehold
Lease: A new lease(s) direct from the freeholder
Rent: Upon Application
Rates: To be assessed c. £25.00 psf pa
Service Charge: Approximately £12.50 psf pax
EPC Rating: B

Amenities

- Newly refurbished and restored
- Roof terraces with views over the River Thames
- New VRF air conditioning throughout
- New LED lighting
- New oak parquet/herringbone wood flooring with floor boxes
- New kitchenettes on each floor
- Excellent floor to ceiling height
- Elegant period and contemporary features
- Manned reception
- Comms racks on each floor with fibre installed in the building
- Showers
- 11 person passenger lift

Rhys Evans, Partner

📞 020 7025 1393
✉️ revans@monmouthdean.com

James Hendry, Associate Partner

📞 020 7025 1395
✉️ jhendry@monmouthdean.com

Rebecca Saxon, Associate Partner

📞 020 7025 1397
✉️ rsaxon@monmouthdean.com

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📞 020 7025 1390 📍 10 Golden Square London W1F 9JA 📍 41 Lothbury London EC2R 7HG