

**22 Henrietta Street, Covent Garden,  
London, WC2E 8ND**



**SMALL OFFICE SUITES TO LET | 533 sq ft and 715 sq ft.  
Totalling 1,248 sq ft**



## Location

22 Henrietta Street is located in the heart of Covent Garden on the corner of Henrietta Street and Bedford 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 with plenty of restaurants, theatres and flagship retail stores in the area. The famous piazza is a focal point, with an exclusive market and live entertainment all year round.

## Description

22 Henrietta Street is a period style building which holds a prominent position on the north side of the street.

The floors are divided into several smaller offices with large windows and a generously sized meeting room.

## Floor Areas

Floor	sq ft	sq m
4th Floor	533	49.5
3rd Floor	715	66.4
<b>TOTAL (approx.)</b>	<b>1,248</b>	<b>116</b>

\*Measurement in terms of NIA

### 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.

**Suzy Link, Senior Surveyor**

📞 020 7025 8940

**Georgia Mason, Agency Surveyor**

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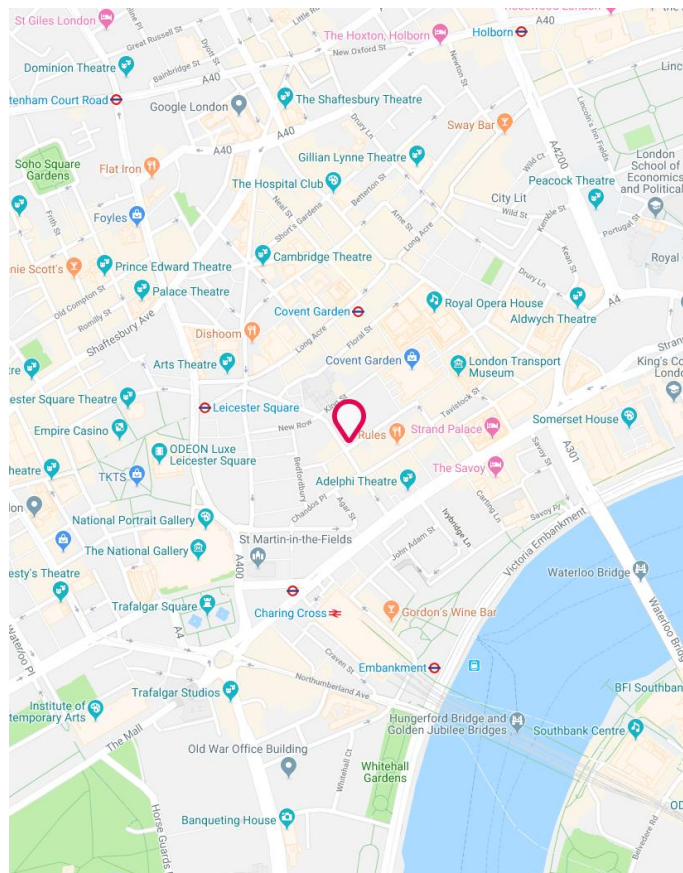
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**Subject to Contract January 2019**

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## Terms

Tenure:	Leasehold
Lease:	A new sublease is available for a term to be agreed
Rent:	£55.00 psf pax
Rates:	Estimated at £18.50 psf pa (2018/2019)
Service Charge:	TBC
EPC Rating:	TBC

## Amenities

- Generous floor to ceiling heights
- Air cooling
- Period features
- Passenger lift
- Fibre

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