

OFFICE TO LET | 1,280 sq ft



Location

The property is situated within a quiet hidden mews accessed off the west side of Whitcomb Street, close to the junction with Pall Mall. All the amenities of this vibrant area are within a short walking distance. Leicester Square (Northern and Piccadilly lines), Piccadilly Circus (Piccadilly and Bakerloo lines) and Charing Cross (Bakerloo and Northern lines) are conveniently located close by. The surrounding area is seeing some major development bringing in a selection of new high quality offices and retail areas making it a desirable location to be situated in.

Description

6 Excel Court provides a rare opportunity to be located in a mews building close to Covent Garden. The self-contained lower ground floor has good natural light from the four new light wells. The office has just been refurbished to a high standard. Accessed via a well maintained private entrance into this lovely mews which has recently been redecorated

Floor Areas

| Floor | sq ft | sq m |
|------------------------|--------------|------------|
| Lower Ground Floor | 1,280 | 119 |
| TOTAL (approx.) | 1,280 | 119 |


*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.

Rhys Evans, Partner

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Rebecca Saxon, Associate Partner

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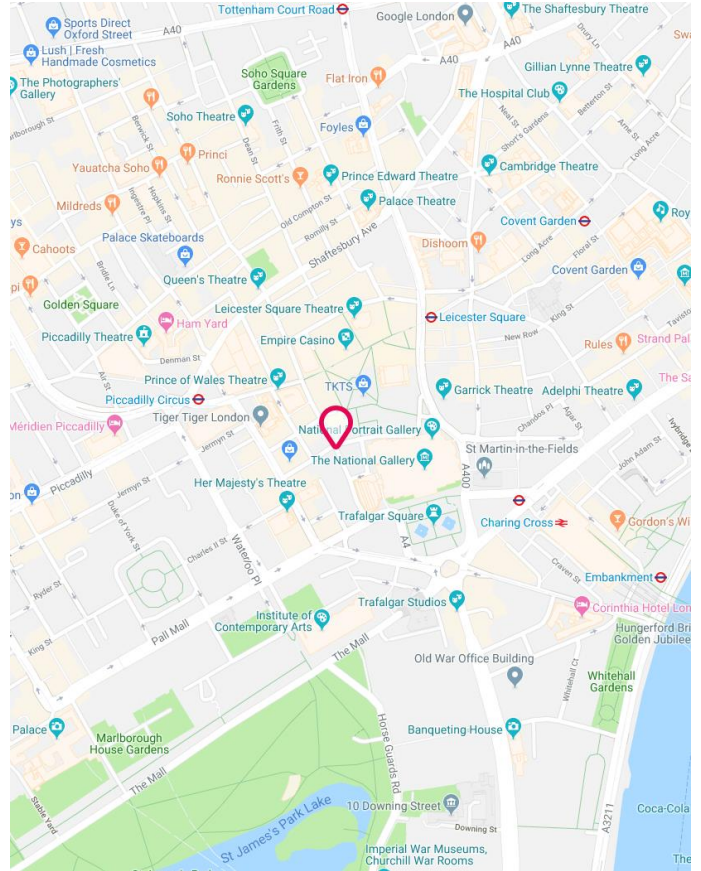
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Subject to Contract November 2018

6 Excel Court, Whitcomb Street, Covent Garden, WC2H 7ER



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Terms

| | |
|-----------------|--------------------------------------|
| Tenure: | Leasehold |
| Lease: | A new lease direct from the Landlord |
| Rent: | £39.50 psf px |
| Rates: | Estimated at £9.00 psf pa (2018/19) |
| Service Charge: | N/A |
| EPC Rating: | D |

Amenities

- Self-contained
- Wooden floors
- Outside space
- Kitchenette
- Well maintained mews
- Good natural light
- Light wells
- 2 demised WCs

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