

UNIQUE WAREHOUSE STYLE OFFICES TO LET | 2,074 – 4,498 sq ft




### Location

Situated in the vibrant heart of Covent Garden and benefitting from all the amenities it has to offer, the property is located within short walking distance from Covent Garden (Piccadilly line), Holborn (Central and Piccadilly) and Tottenham Court Road (Central, Elizabeth and Northern lines) underground stations. The building is located adjacent to several of the largest new developments in Covent Garden, The Acre and also The Grain House. As such the location is second to none and will feature many new retailers as well as being almost on top of Neal Street and Seven Dials.

### Description

The available 1st and 2nd floors are set within a unique 19th Century warehouse building located in London's Covent Garden. Stripped back and partially demolished walls and ceilings have been left raw, with a new polychromatic staircase, hand painted by architects, Haworth Tompkins' regular collaborating artist Antoni Malinowski, as the warm heart of the building. The floors also benefit from generous ceiling heights, excellent natural light, bike storage, showers, 1 x 13-person passenger lift and 24-hour access. All have been occupied as offices and as such have full broadband facilities, power, meeting rooms, private Wcs and immense character.

Jason Hanley, Partner

 020 7025 1391 / 07904630154

### Floor Areas


Floor	sq ft	sq m	
2 <sup>nd</sup> Floor	2,074	193	Available March 2023
1 <sup>st</sup> Floor	2,424	225	Vacant June 2023 – possibly earlier
<b>TOTAL (approx.)</b>	<b>4,498</b>	<b>418</b>	

### Covent Garden

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 with a large selection of restaurants, theatres and flagship retail stores, some of which are unique to the area. The famous Piazza is a focal point, with an exclusive market and live entertainment all year round.

Olivia Stapleton, 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](http://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 January 2023

# The Donmar Warehouse

3 Dryden Street, Covent Garden, WC2E 9NA



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## Terms

Tenure:	Leasehold
Lease:	A new lease direct from the Landlord upon an inclusive rental basis for a short or long term. The 2 <sup>nd</sup> floor can be offered fully furnished or clear.
Rent (exclusive):	2 <sup>nd</sup> Floor - £67.50 psf pax 1 <sup>st</sup> Floor - £75.00 psf pax
Rates:	TBC
Service Charge:	TBC

## Amenities

- Architecturally remastered and designed warehouse building with character with potential to hire additional on site training rooms
- Fully DDA compliant with large 13 person passenger lift
- Excellent natural light, great character, amazing entrance
- Generous ceiling heights with vaulted ceiling (2<sup>nd</sup> floor) and exposed trusses on 1<sup>st</sup> floor
- Bike storage with shower facilities, dual staircases
- 24-hour access and fantastically located

Jason Hanley, Partner

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