

BEAUTIFUL SERVICED OFFICE SUITES TO LET | 244 – 531 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.

**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.

The available suites have been beautifully fitted to provide maple desks with leather desk chairs and under desk lockable storage units. The suites benefits from air conditioning, controllable recessed ceiling light, large sash windows with excellent natural light. The suites are fully cabled and fibre installed.

**Availability**

Suite	Description	Licence Fee (ex VAT)	Sq ft	Status
2.6	Furnished with six desks and a small informal seating area and use of shared kitchen	£4,500 pcm	287	AVAILABLE
2.3	Furnished with four desks and use of shared kitchen	£3,000 pcm	244	AVAILABLE

Rhys Evans, Partner

 07788 724 400

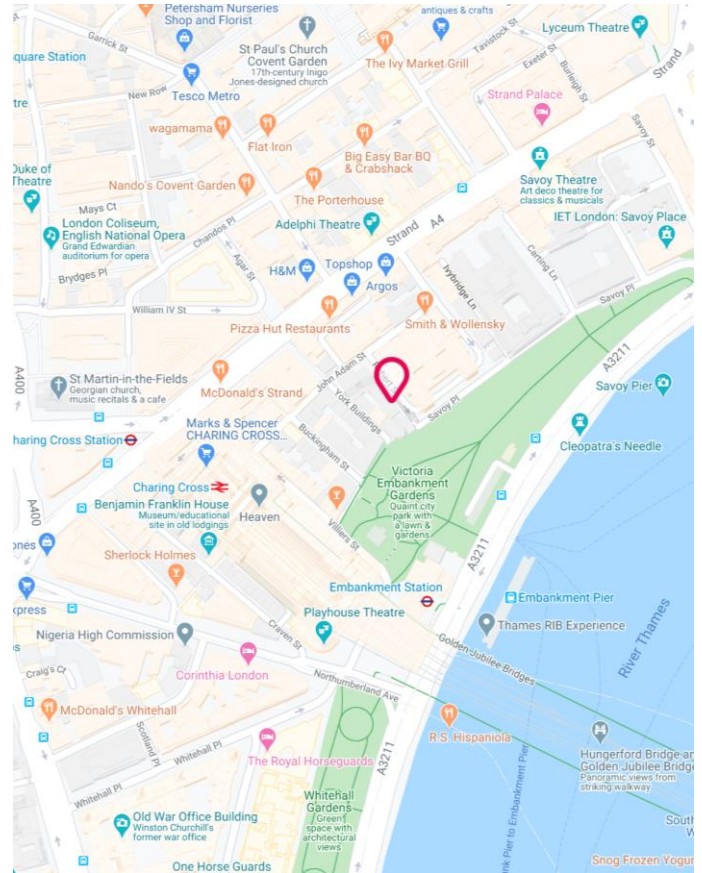
Applicants are advised to make their own enquires in respect of all rates payable to local authorities and taxes. We recommend you see [www.voa.gov.uk](http://www.voa.gov.uk) for further information. None of the systems or services in the property have been tested by us to check they are in working order. 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 April 2024

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



BEAUTIFUL SERVICED OFFICE SUITES TO LET | 244 – 531 SQ FT



## Terms

Tenure:	Leasehold
Lease:	New 12 month licences from the Landlord
Rent:	As per the table above
Rates:	Included in licence rent
Service Charge:	Inclusive in licence rent
EPC Rating:	B

## Amenities

- Maple desks/work stations
- Printer
- Controllable recessed ceiling lighting
- Air conditioning (heating/cooling)
- Sash windows which can be opened for fresh air
- Communal kitchenette/breakout area with steward
- Elegant period and contemporary features
- Manned reception
- Showers
- 11 person passenger lift

Rhys Evans, Partner

📞 07788 724 400

✉️ revans@monmouthdean.com

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.



Monmouth Dean LLP for themselves and for the lessors or vendors of their property whose agents they are, give notice that: (i) These particulars are set out as a general outline only, for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, any other offer of contract. (ii) All descriptions, dimensions, references to condition and necessary permission of use and occupation, and other details are given without responsibility, and any intending purchasers and tenants should not rely on them as statements or representative of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No person in the employment of Monmouth Dean LLP has any authority to make give any representation or warranty whatever in relation to this property. (iv) Unless otherwise stated all rents and prices quoted are exclusive of VAT which may be payable in addition. Subject to contract.

Subject to Contract April 2024

📞 020 7025 1390

📍 4 Golden Square London W1F 9HT