

WAREHOUSE OFFICES TO LET | 1,790 - 4,386 SQ FT



Location

The property is located on the North side of Flitcroft Street close to its junction with Charing Cross Road, overlooking Phoenix Garden.

Flitcroft Street benefits from good access to Tottenham Court Road, Covent Garden and Leicester Square underground stations along with the newly opened Elizabeth line.

Description

12 Flitcroft Street is a beautiful warehouse which offers floors with exposed brickwork/Air conditioning, cast iron columns, wooden floors and benefiting from a good level of natural light.

Lower ground and 1st floor must be let together.

Floor Areas

Floor	sq ft	sq m	
3rd Floor	1,914	178	LET
2nd floor	1,790	166	Available
1st floor	1,671	155	Available
Lower Ground	925	86	Available
TOTAL (approx.)	4,386	407	

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 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.

Bert Murray, Partner

 07775 521 102

Joint Agents:

Paul Dart, Partner

 07502 306 240

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 January 2025

12 Flitcroft Street Covent Garden, London, WC2H 8DL



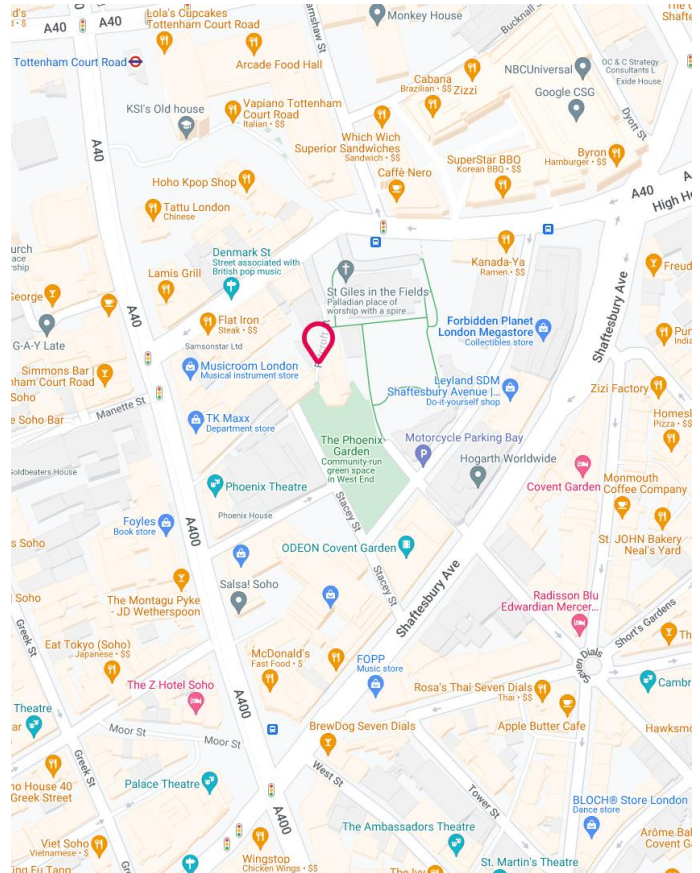
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1st floor



2nd floor



Terms

Tenure:	Leasehold
Lease:	A short term sublease until January 2027 or a new lease direct from the landlord.
Rent:	Upon application
Rates:	Estimated £25.00 per sq ft
Service Charge:	Approx. £10.00 per sq ft
EPC Rating:	Rated B (entire building)

Amenities

- Warehouse style accommodation
- Plug n play short term fully inclusive sublease available
- Excellent location
- Good natural light
- Passenger lift
- Onsite security
- Air conditioning
- Showers and cycle storage

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