

OFFICES TO LET | 3,275/3,309/6,584 Sq Ft.



Representative of fitted space within the building

Location

The property is located on the south side of Short's Gardens in Covent Garden, one of central London's most desirable and sought-after sub-markets.

The Building is ideally located, giving easy access to Covent Garden, Holborn and Tottenham Court Road Stations, which serve the Piccadilly, Northern, Central and Elizabeth Lines. The area is famous for offering a wide range of world class shops and restaurants.

Description

Arclight is a modern interpretation of this striking Victorian industrial building, creating best-in-class, sustainable workspaces with new floors and roof extensions. The place that once lit up theatreland will now generate a new kind of positive energy for the occupiers of Covent Garden's Seven Dials.

The two floors offer brand new Grade A specification office space, with a bold contemporary finish. The floors are available independently, or combined, with the potential of an interconnecting internal staircase if required. The 3rd floor benefits from a stunning, large, brand new private terrace.

Floor Areas


Floor	sq ft	sq m
4 th Floor	3,275	304
3 rd Floor	3,309	307
TOTAL (approx.)	6,584	611
Net Internal		

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.

Ray Walker

 07747 777144

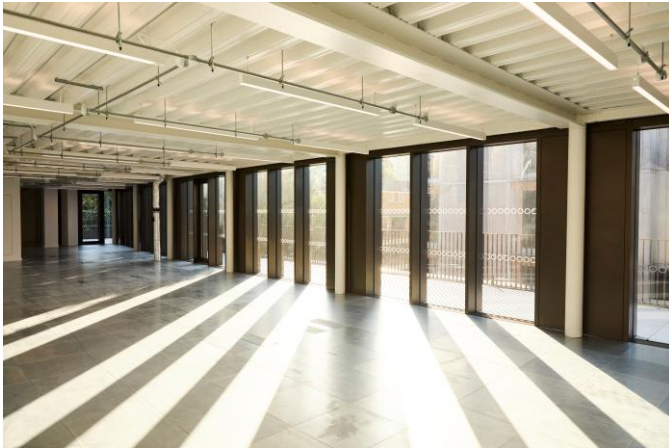
Jason Hanley

 07904 630154

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 June 2026

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Terms


Tenure:	Leasehold
Lease:	A new lease directly from the Landlord for a term to be agreed.
Rent:	£75 per sq ft pax (Cat A) £82.50 per sq ft (Fitted)
Rates:	Estimated at £37.00 psf (2026/27)
Service Charge:	£11.79 psf approx.
EPC Rating:	TBC

Amenities


- Prime Covent Garden location
- Cat A or fitted, furnished and ready to use
- Excellent natural Light
- Stunning roof terrace (3rd floor)
- Full end of trip facilities
- 2 x 13 passenger lifts
- Beautiful historic building reimagined
- 24 Hour concierge / security

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