

# THIRD FLOOR OFFICE TO LET

20 Bedford Street, Covent Garden, London WC2E 9HP 697 sq.ft (64.7 m2)







Third Floor Period Office Suite Only a few minutes' walk from, Covent Garden, Leicester Square and Charing Cross Stations.



## **Description**

Bedford Street runs North to South, located just off the Strand. The office is located within a few minutes walk of Covent Garden and Leicester Square underground stops and close to Charing Cross mainline station. A fantastic choice of attractions is easily accessible and include: Covent Garden, Royal Opera House, London Transport Museum, London Film Museum, a fantastic selection of cinemas, theatres, bars & restaurants.

#### **Location Plan**



## **Accommodation**

Third Floor 64.7 m<sup>2</sup> 697 sq. ft 64.7 m<sup>2</sup> **TOTAL NIA** 697 sq. ft

#### **Business Rates**

The property has a rateable Value of £19,750.

The current Uniform Business Rate in London is 49.1p in the £.

The estimated rates Payable figure is £9,697.25 pa. This figure is provided as a guide only, interested parties are advised to confirm this with the local rating authority.

### **Specification**

Good natural light with three large windows facing **Bedford Street** 

Carpeted Floors

Glazed Meeting room

Good floor to ceiling height (2.7m)

Power & telephone points throughout

Electric convector heating

Separate Kitchen (1.93 & 1.72m)

#### VAT

VAT is applicable on the rent

# **Quoting Rent**

£47.50 per sq. ft

#### Costs

Each party is to be responsible for its own legal costs incurred in any transaction.

# **Energy Performance Certificate**

The property has an EPC rating of E101.

## Viewing and Further Information

For further information or to arrange an inspection, please contact:

Tom Welham, Keningtons LLP 020 7317 3301 • tomwelham@keningtons.com 07920 258 431

<sup>\*</sup> There is potential to take the 3<sup>rd</sup> and 4<sup>th</sup> Floors together, which would provide a total of 1,360 sq.ft (126.3 m<sup>2)</sup>

<sup>2.</sup> All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers or lessees should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each item.

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