

OFFICE TO LET

(1ST, 2ND, 3RD AND 4TH FLOORS)

5 King Street, Covent Garden, WC2E 8HN
1,328 ft² (123.4m²)



LOCATED IN THE HEART OF COVENT GARDEN
AVAILABLE APRIL 2020

Location



Description

Located on the Southern side of King Street.

Specification

- Air conditioning.
- Three large sash windows with secondary glazing to the King Street elevation.
- Fully fitted kitchen.
- The property is in good condition, offering light and bright office accommodation over four floors.
- Toilet facilities on the Second and Fourth Floors.
- Large shower on the Fourth Floor.

Accommodation

1 st Floor	423 sq. ft	39.2 m ²
2 nd Floor	315 sq. ft	29.3 m ²
3 rd Floor	321 sq. ft	29.8 m ²
4 th Floor	269 sq. ft	25 m ²
TOTAL:	1,328 sq.ft	123.4 m²

Terms

The property is available by way of a new lease for a term to be agreed.

VAT

VAT is applicable on the rent.

Quoting Rent

£83,000 per annum exclusive. (£62.50 per sq. ft on an overall basis)

Business Rates

The property has a Rateable Value of £49,250.

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

The estimated Rates Payable figure is £24,181.75 pa. This figure is provided as a guide only, interested parties are advised to confirm this with the local rating authority.

Costs

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

Energy Performance Certificate

The property as an EPC rating of C:65. A full copy of the report is available upon request.

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

Keningtons LLP for the vendors or lessors of this property whose agents they are give notice that:
 1. The particulars are set out as a general outline for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract.
 2. 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.
 3. Neither Keningtons LLP nor any person in its employment has any authority to make or give any representations or warranties whatsoever in relation to this property.
 4. VAT may be payable on the purchase price and/or rent, all figures are exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice.
 5. Keningtons LLP will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars. The names of the partners may be inspected at the Company.