

30 Wellington Street
Covent Garden, London WC2E 7BD



OFFICE TO LET | 350 sq ft



Location

Located approximately halfway down Wellington St, the offices are above San Carlo Cicchetti which is close to the junction with Russell Street.

The property benefits from excellent access to Covent Garden, Holborn and Embankment Underground Stations, as well as Charing Cross and Waterloo Mainline Stations.

Floor Areas

Floor	sq ft	sq m	Rent (pax)
1st floor	350	33	£20,000
TOTAL (approx.)	350	33	
*Measurement in terms of NIA			

Description

The first-floor offices are accessed via a well-maintained ground floor entrance. They are open plan with a new kitchen.

The offices provide good natural light via the sash windows and communal WCs, whilst also a pleasant working environment for an occupier.

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. www.coventgarden.london

Rhys Evans, Partner

📞 020 7025 1393

Olivia Stapleton, Agency Surveyor

📞 020 7025 8940

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.

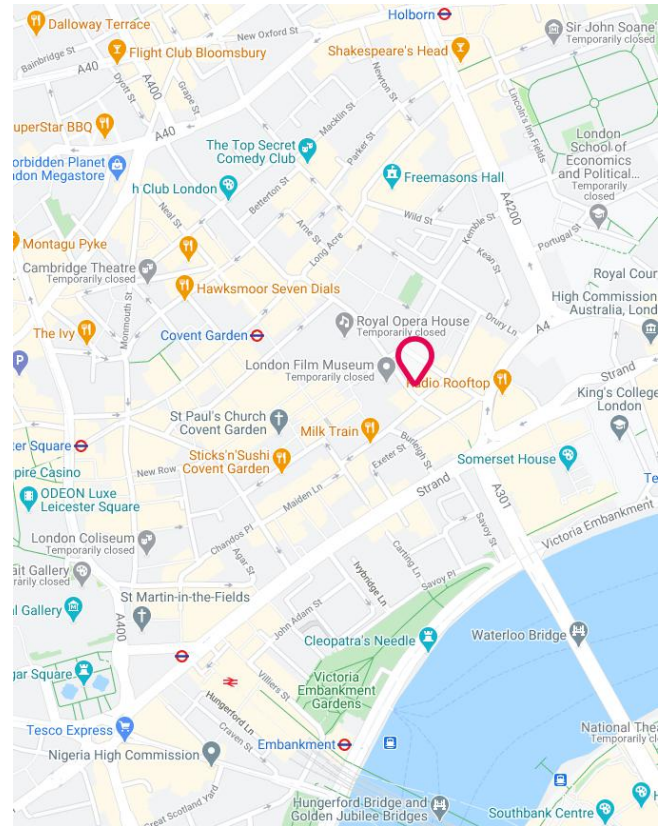
Subject to Contract October 2020

📞 020 7025 1390

🏠 4 Golden Square London W1F 9HT

30 Wellington Street
Covent Garden, London WC2E 7BD

OFFICE TO LET | 350 sq ft



Terms

Tenure:	Leasehold
Lease:	A new lease direct from the landlord.
Passing rent:	£20,000 per annum exclusive
Rates:	Estimated at £19.50 psf pa (2020/21)
Service Charge:	Estimated £11.76 psf pax
EPC Rating:	TBC

Amenities

- Refurbished
- Solid wood floor
- Kitchenette
- Generous ceiling heights
- Video entry system
- Perimeter power and data points

Rhys Evans, Partner

📞 020 7025 1393
✉️ revans@monmouthdean.com

Olivia Stapleton, Agency Surveyor

📞 020 7025 8940
✉️ ostapleton@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 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 October 2020

📞 020 7025 1390

🏠 4 Golden Square London W1F 9HT