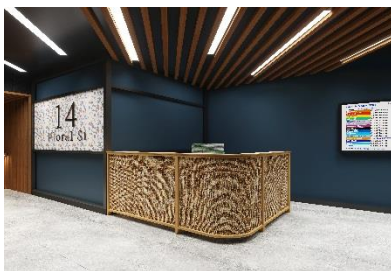


# COVENT GARDEN

## capco

14 Floral Street



**‘UNDER THE CARE OF CAPCO,  
COVENT GARDEN IS BEING  
GIVEN A NEW LEASE OF LIFE.’**

MONOCLE



14 Floral Street is situated in Covent Garden, the crowning jewel in the heart of the West End, boasting a central location, coupled with exceptional connectivity with the rest of the capital.

Covent Garden is a perfect base for creative companies such as media start-ups and advertising agencies, to larger corporate occupiers.



Since its initial acquisition of the estate in 2006, Capco has spearheaded the transformation of Covent Garden, by welcoming a host of innovative global brands across its Office, Retail and Dining sectors.

Capco offer a market leading office product, reflecting the Capco brand in both quality and style.

## 14 Floral Street



### DESCRIPTION

14 Floral Street occupies a prominent position along Floral Street. The property is currently undergoing a comprehensive refurbishment, with a CAT A and Landlord CAT B solution.

The property is a short walk from Covent Garden Station and a 4 minute walk to Charing Cross Station.

In the heart of Covent Garden, the property is surrounded by boutique designer shops, countless restaurants and bars and the very best of London's theatres and museums.

The first and second floors will be refurbished to provide contemporary office space with exposed ceiling mounted services and new air conditioning. The second floor will provide a fully fitted option.

### SPECIFICATION

Other refurbished floors in the building provide:

- Exposed air conditioning
- New raised access floor
- New suspended LED lighting
- Remodelled reception
- Fully fitted 2<sup>nd</sup> floor

#### ACCOMMODATION

The accommodation provides the following net internal areas:

##### AREA

2nd Floor	245.73 sq.m	2,645 sq.ft
1st Floor	249.35 sq m	2,684 sq ft

##### TERMS

The first and second floors are available by way of a lease contracted outside the Landlord & Tenant Act 1954, Part 2 (as amended) for a term to be agreed.

##### RENT

Guiding £85.00 per sq ft

##### SERVICE CHARGE (2019)

£10.30 per sq.ft

##### RATEABLE VALUE (2018/2019)

£24.95

##### POSSESSION

September 2019

**COVENT GARDEN**  
capco

**VIEWING BY PRIOR APPOINTMENT  
WITH JOINT AGENTS:**

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