

THIRD FLOOR OFFICE TO LET

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



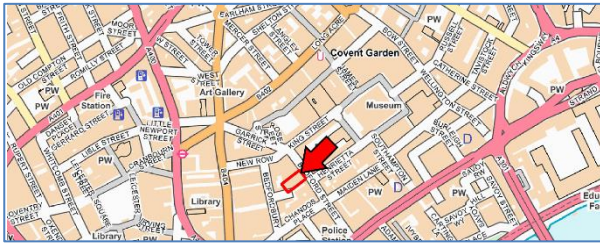
Third Floor Period Office Suite

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	697 sq. ft.	64.7 m ²
TOTAL NIA	697 sq. ft.	64.7 m²

* There is potential to take the 3rd and 4th Floors together, which would provide a total of 1,360 sq.ft. (126.3 m²).

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 convactor 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