

SEVEN DIALS

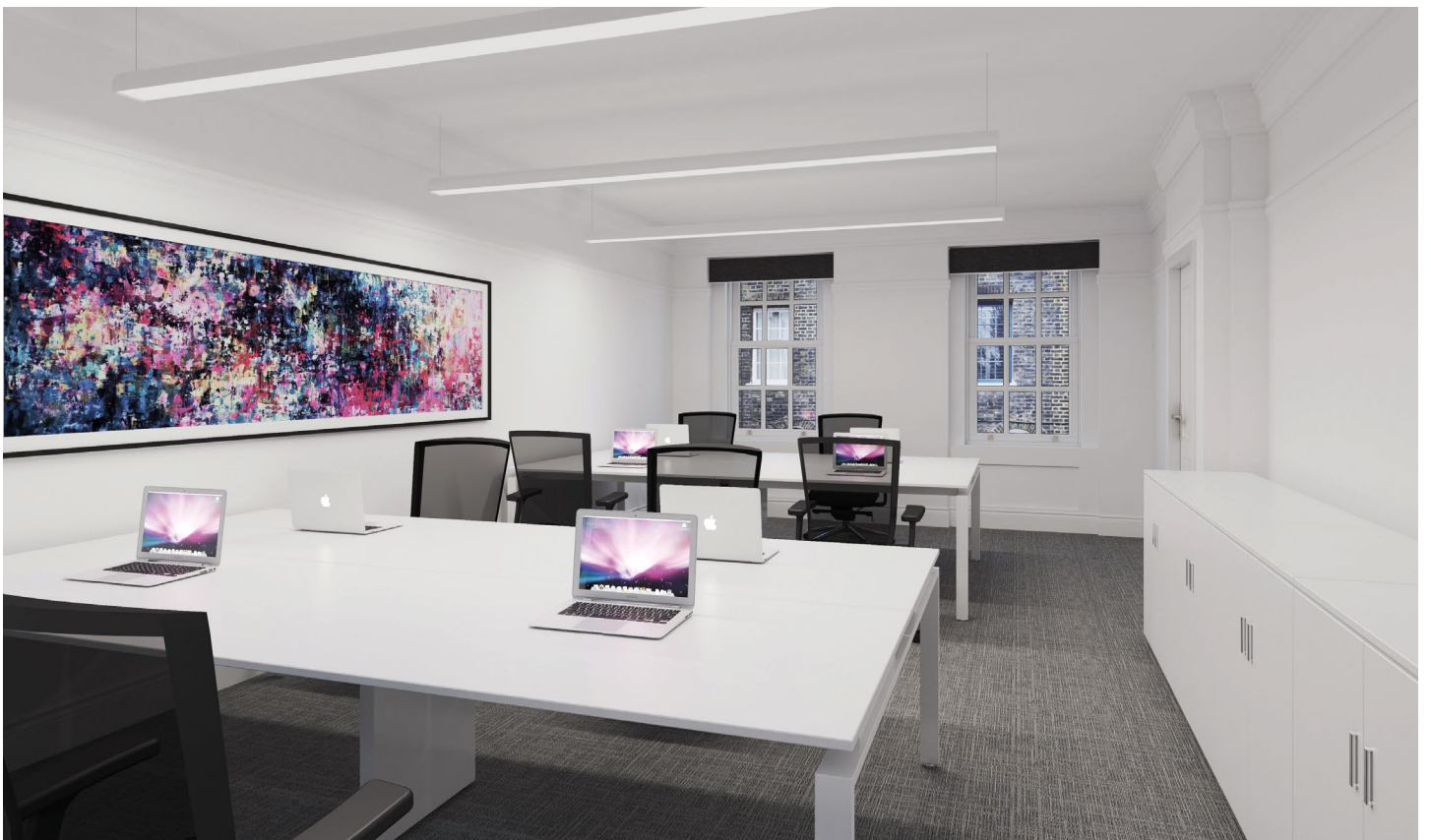
LONDON - EST.1690

Plug & play
offices to let.

**4 Ching Court
London WC2**



Kitchen and break out space



Open plan desk space



External view looking down Monmouth Street and Shelton Street

DESCRIPTION

4 Ching Court provides the perfect solution for occupiers looking to be up and running as quickly as possible. Shaftesbury have taken the hassle out of your office relocation by providing three brand new, design-led plug & play suites.

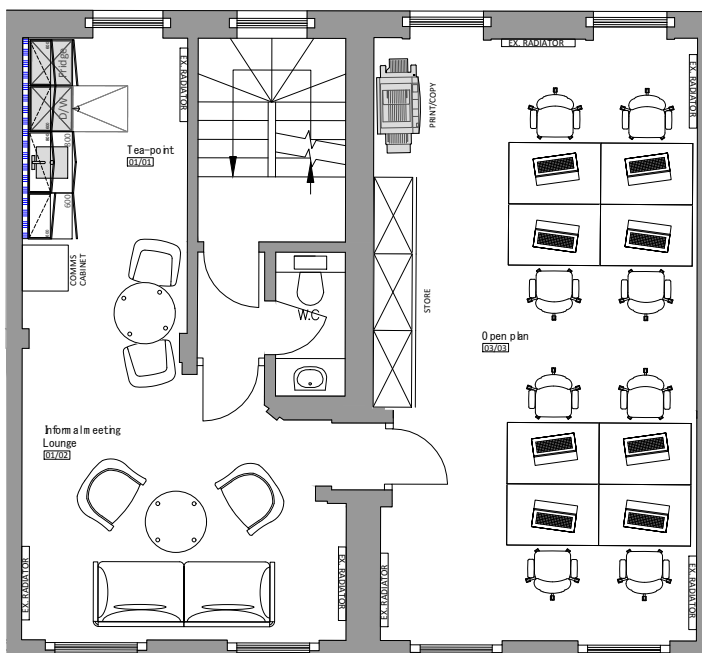
The layout of each floor will provide 8 desks, breakout space, kitchenette and useful storage solutions. You will also have the opportunity to brand your own space in line with your business identity.

The property can be leased as a self-contained building or on a floor by floor basis.

TENANCY

Floor	(NIA) sq ft	Area (NIA) sq m
3rd	600	55.74
2nd	600	55.74
1st	700	65.03
Total	1,900	176.51

EXCITING, NEW SEVEN DIALS STYLE FITTED PRODUCT COMING TO MARKET.



Floor plan

AMENITIES

- Comprehensively refurbished
- Brand new furniture
- 8 desks
- Contemporary soft seating
- Fully fitted kitchen
- Fully cabled (power and connectivity)
- Ready to go



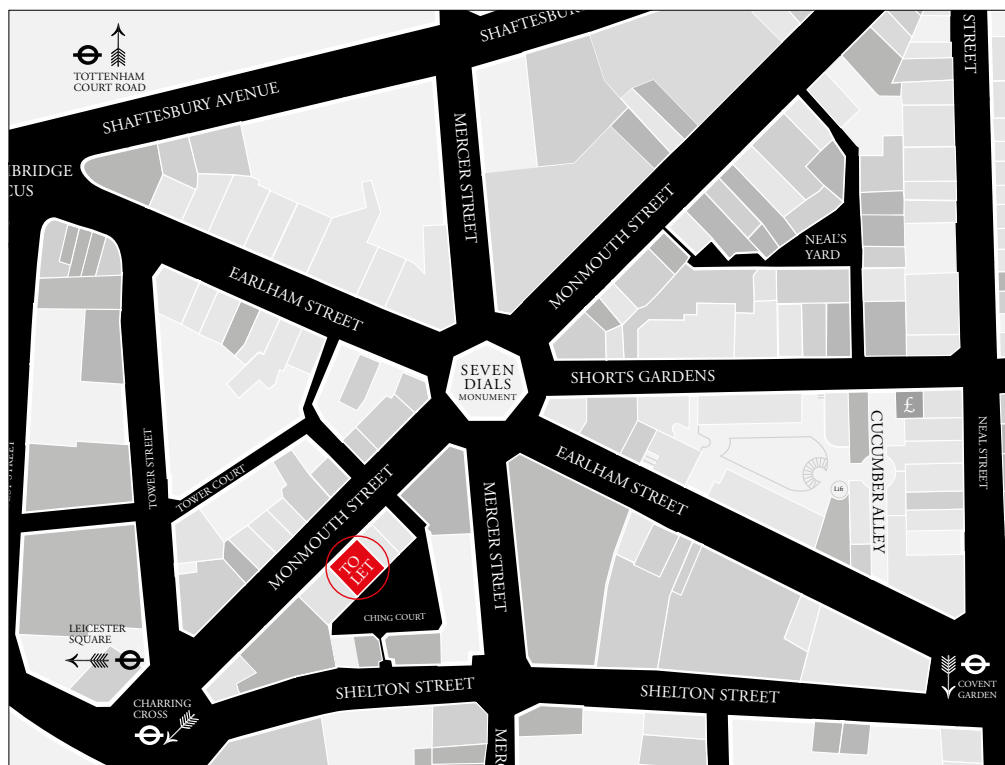
External view of Ching Court

LIFE ON THE SEVEN DIALS ESTATE

Enjoy the many advantages of being a part of the evolving Seven Dials community. Tenants benefit from the personal care of the on-site management team and opportunities to connect and collaborate with fellow occupiers.

Day to day, tenants will be spoiled for choice when it comes to local amenities, especially as your team will each receive an Estate loyalty card with exclusive discounts and offers to be used across Seven Dials' exciting array of retail, restaurant & seasonal events. This offering has been further enhanced by the latest announcement that Kerb Market will be opening on the Estate in Summer 2019.


UNDERGROUND STATIONS & CROSSRAIL WITHIN A 10 MINS WALK



DESCRIPTION

**4 Ching Court,
 Covent Garden, WC2**

1,900 sq ft of self contained offices or three single floors from approx. 600 sq ft.

TERMS (PER FLOOR)

Lease

Minimum 12 month lease direct from the Landlord.

Inclusive Rent

£60,000 per annum. This includes rent, rates and service charge.

Dilapidations

Fixed at £10.00 per sq ft.

**SPEED TO OCCUPATION
 FOR TENANTS
 PLUG & PLAY SOLUTION
 FIXED COSTS AND
 SHORT FORM LEASE**

VIEWING

Strictly by appointment with joint agents:



Matt Lord

T: 020 7487 1793

Charlotte Parish

T: 020 7344 6774

Sophie Crosble

T: 020 7344 6947

www.colliers.com

CBRE

Lucy Dowling

T: 020 3214 1861

Harry Tentori

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www.cbre.co.uk