



STUNNING FITTED OFFICES TO LET IN COVENT GARDEN

34 Bow Street
London
WC2

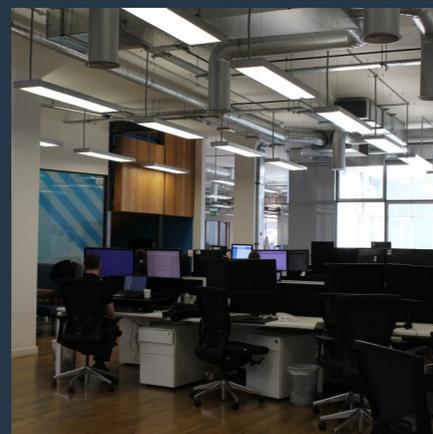
May 2018

4th	9,469 sq ft
3rd	10,735 sq ft
Reception	111 sq ft
Total	20,315 sq ft



Highlights

- Prime Covent Garden location
- Self contained
- Private ground floor reception
- Exposed air conditioning
- Exceptional fit out
- 14/15 offices & meeting rooms
- 4m floor to ceiling height (3rd)
- Raised Floor
- Kitchens and break out
- Inter-connecting stair case
- 2 Shower rooms (4th)
- 8 person Passenger lift
- Secure Bike Shed



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Location

34 Bow Street is located in the heart of Covent Garden opposite the Royal Opera House. Transport links are excellent with Covent Garden tube less than 5 mins walk and Tottenham Court Road and Holborn accessible in under 10 mins.

Description

The 3rd and 4th floors are superbly fitted out with a number of meeting rooms and break out areas to suit any occupier. The wooden floors compliment the exposed air conditioning and the media feel on this floor is endemic with what tenants want in this area. The floors are fully plug and play and have to be let together. Benefitting from an interconnecting staircase, the total space is a unique offering in what remains one of the most desirable areas of London.

Accommodation

Floor	Sq Ft	Sq M
4th Floor	9,469	879.6
3rd Floor	10,735	997.3
Reception	111	10.31
Total	20,315	1887.3



For further information or an appointment please contact:

Key Contacts

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Terms

Available by way of either a sublease or an assignment for a term until January 2024. The lease is excluded from the security of tenure and compensation provisions of the Landlord and Tenant Act 1954 (Part II) as amended.

Rent

On application

Rates

£29.49 per sq ft (2018/19)

Service Charge

TBC

VAT

The property is elected for VAT purposes

EPC Rating

TBC



GVA

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