2nd Floor, 25 Bedford Street

WC2 9ES

Fully Fitted - Fixed 12 Month Value Opportunity

10,509 Sq. Ft | 66 Desks

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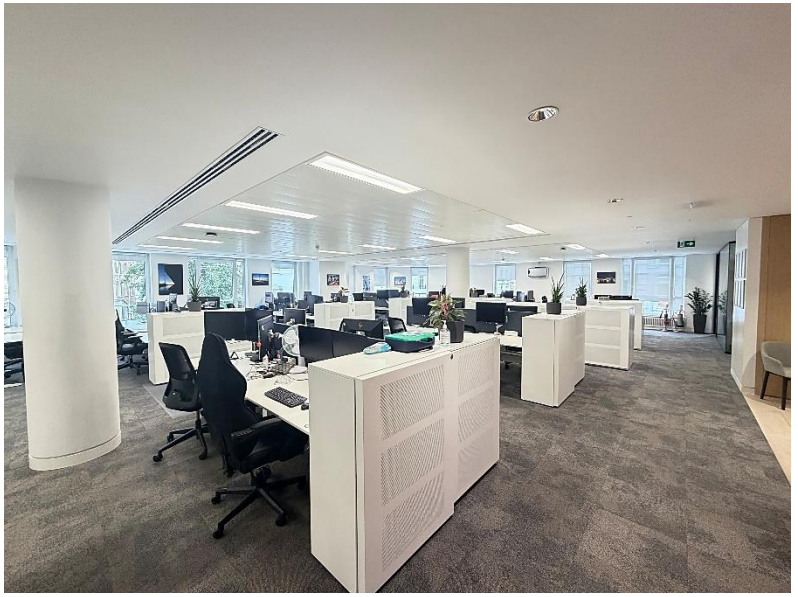
2nd Floor, 25 Bedford Street

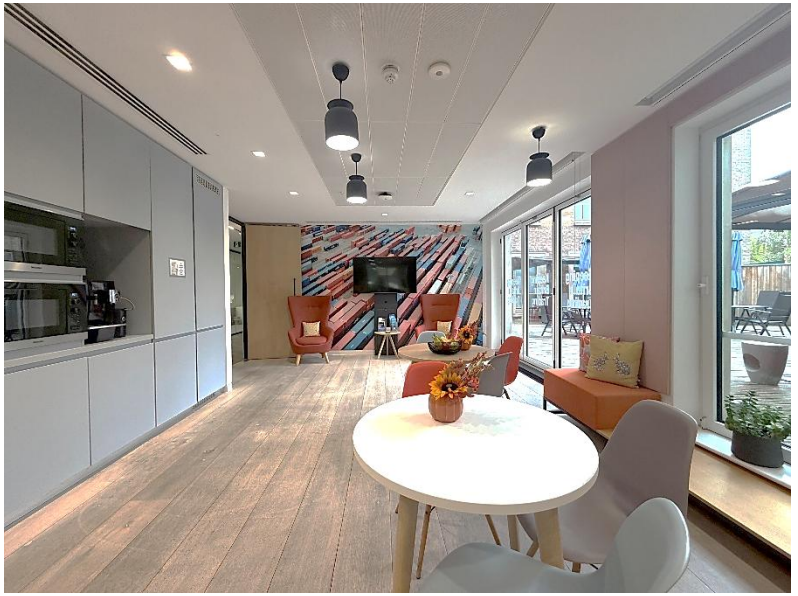
In the heart of Covent Garden: 25 Bedford Street offers modern office space, amongst the City's most renowned west end district.

The available 2nd floor offers a well appointed, fully fitted workspace ready to go, on a fixed 12 month contract.

Summary

- Fully Fitted 2nd Floor: 10,509 Sq. Ft
- Fixed 12 month contact to December 2027
- Fully fitted: ready to go
- 66 desks
- 6 meeting rooms
- 6 private offices
- Large kitchen area with private terrace
- All IT and Audio/Visual equipment included
- Available by way of a fixed term to December 2027.





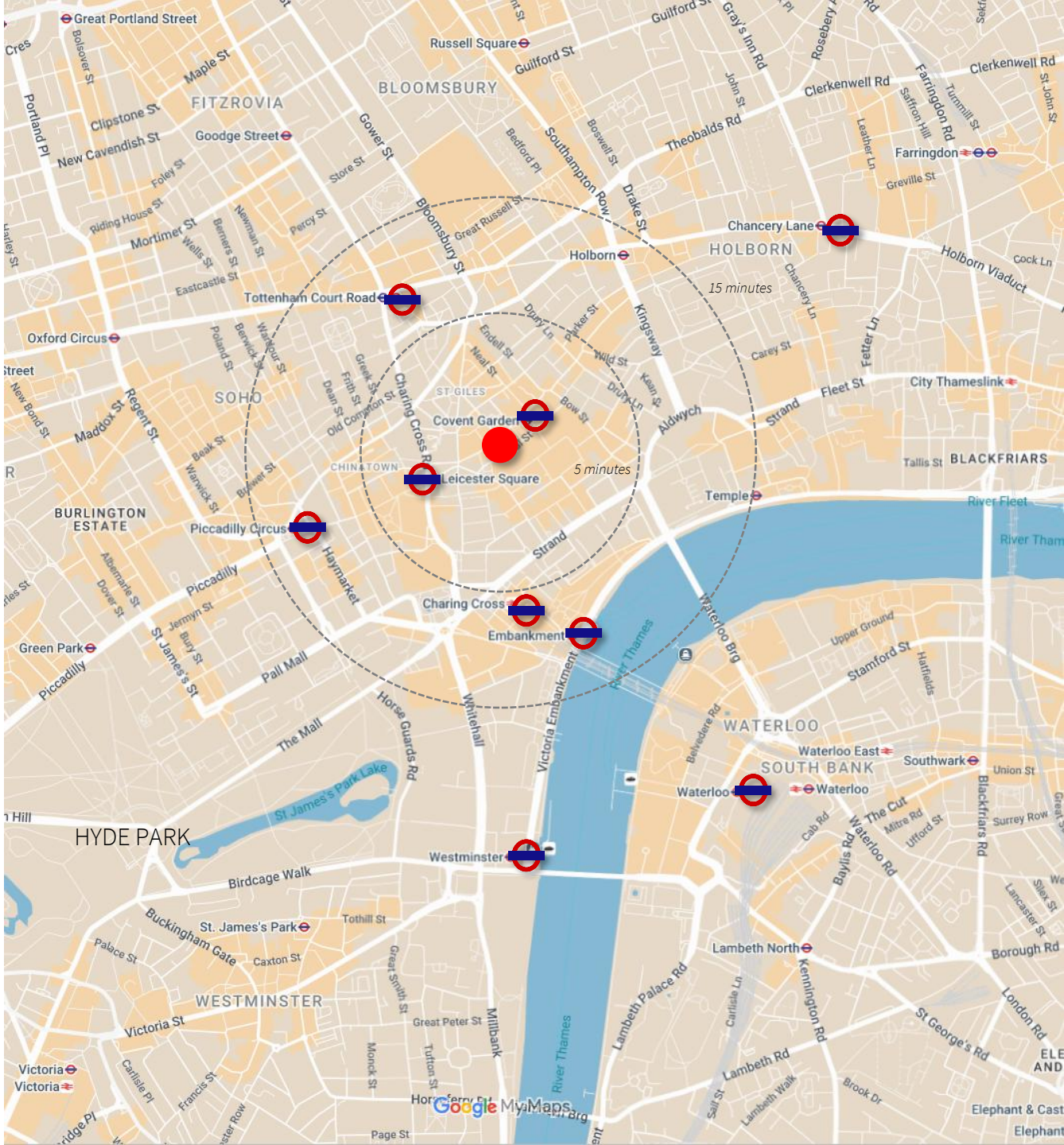
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Location

25 Bedford Street occupies a prime position in the heart of Covent Garden, one of London's most vibrant and sought-after locations. Situated between the historic piazza and the West End, the building benefits from exceptional connectivity with Covent Garden underground station moments away, while Charing Cross and Leicester Square provide additional transport links. The surrounding area offers world-class restaurants, boutique shops, and cultural landmarks including the Royal Opera House. This iconic address places occupiers at the centre of London's creative and professional communities, offering both prestige and practical accessibility.

Key Connections

Tube Station	Walking	Lines
Covent Garden	1 minute	
Leicester Square	5 minutes	
Tottenham Court Road	10 minutes	



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Specification

High Quality Fit Out

- Fully fitted with desks, private offices & meeting rooms
- 66 desks
- 1 x 20 person board room
- 2 x 10 person meeting rooms
- 3 x 8 person meeting rooms
- 6 x private offices
- 5 x booths
- 2 x call booths
- High quality kitchen with private terrace
- Dedicated WCs
- 3 private offices
- Business/coffee lounge on floor

Building Specification

- Air conditioning
- Modern LED lighting
- Dedicated WCs
- 3 passenger lifts
- Raised access floor
- Commissionaire manned reception
- Fully cabled with power and data to all desks



Lease Details

The 2nd floor is available by way of Assignment or sublease, for a fixed term to 31st December 2027 (c. 12 months).

The lease is contracted outside of the Landlord and Tenant Act (1954).

Very attractive financial terms will be offered.

Floor Areas & Costs

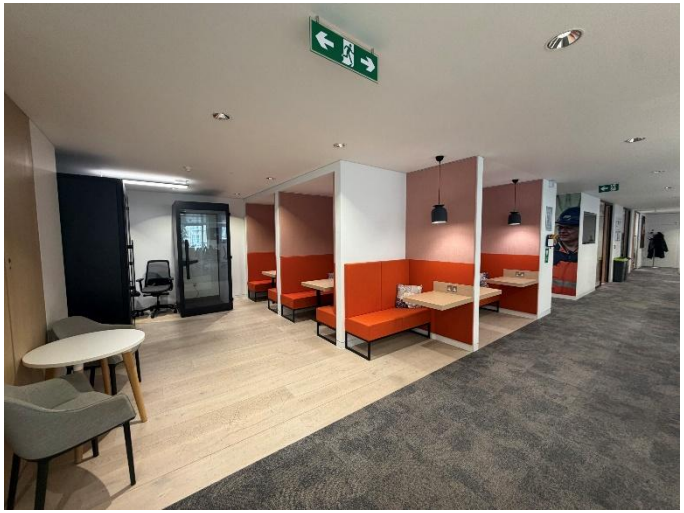
Floor	Area (sq ft)	Rent (per sq.ft)	Service Charge (per sq.ft)	Business Rates (per sq.ft)	Total
3rd	10,509	£78.78	£19.86	£36.01	£134.65
Total	**10,509**	**£827,899 PA**	**£208,709 PA**	**£378,429 PA**	**£1,415,037 PA**

Note: the above rent is quoted as the passing rent, further incentives will be offered.

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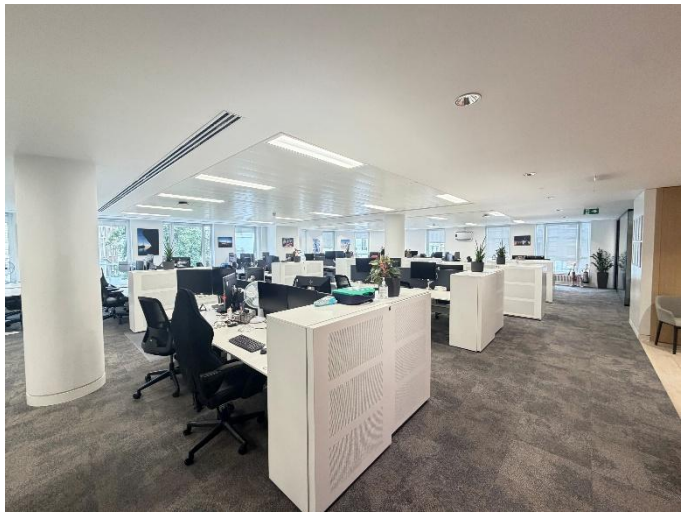








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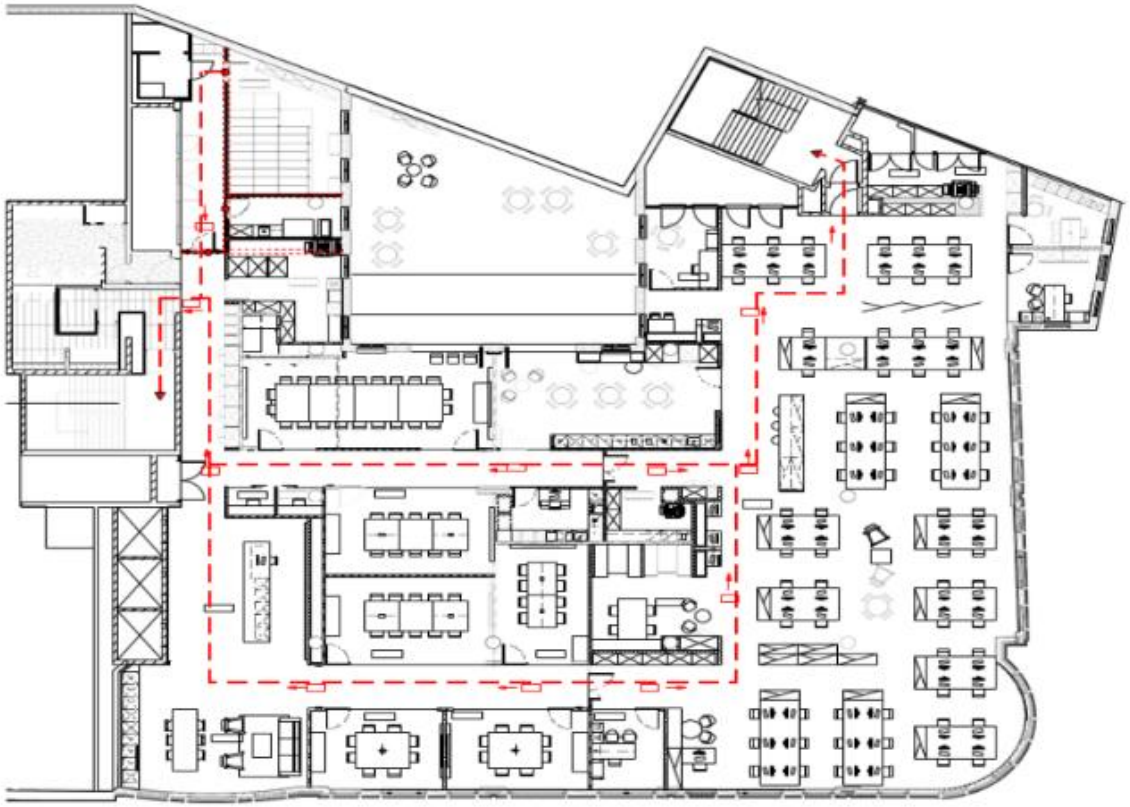
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Floorplan
2nd Floor

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