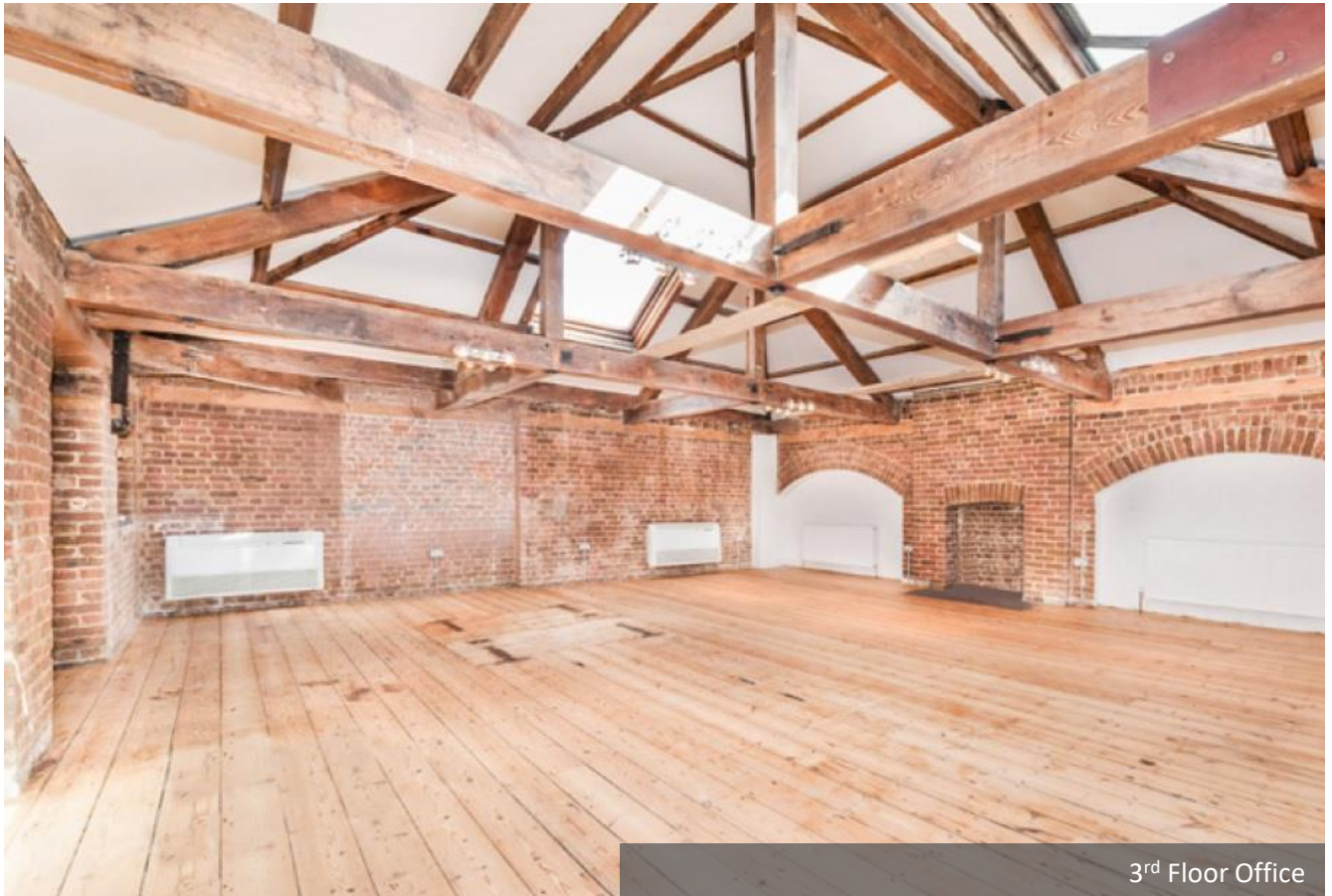
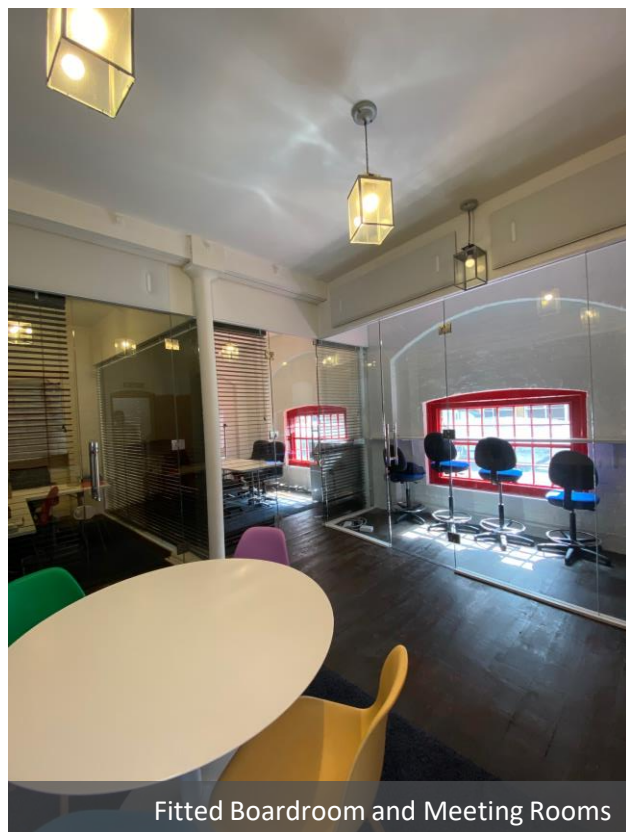


TO LET**UNIQUE CREATIVE BUSINESS CLASS E BUILDING SUITABLE FOR
OFFICES, RETAIL, CLINICS, LEISURE ETC.****81A ENDELL STREET, COVENT GARDEN, LONDON WC2H 9DX**3rd Floor Office**3,324 SQ. FT. (308.80 SQ. M.)****LOCATION** ([GOOGLE MAPS](#))

The property is located on the west side of Endell Street close to High Holborn and Princes Circus and is located within the London Borough of Camden. The surrounding area is renowned for its theatre, restaurant and leisure scene. The property benefits from excellent communications with Covent Garden, Tottenham Court Road and Holborn Underground Stations within close proximity. Communications will be improved further with the Crossrail development at Tottenham Court Road station due for completion between October 2020 and March 2021.



Entrance



Fitted Boardroom and Meeting Rooms



Lower Ground Floor Break Out Space



Courtyard Entrance



Ground Floor Office/Meeting Room

DESCRIPTION

This self-contained property is set back from Endell Street and accessed via a gated pedestrianised walkway. The property is arranged over a Basement, Ground, First, Second and Third floors. This industrial warehouse style building benefits from good natural light with sanded/varnished wooden floors.

The property is a former Bakery that in recent times has been utilised as Photographic Studios and Offices.

LEASE

A new Full Repairing and Insuring lease contracted outside the Landlord and Tenant Act 1954 is available direct from the landlord for a term to be agreed.

POSSESSION

Upon completion.

LEGAL COSTS

Each party is to be responsible for their own legal costs.

EPC

Available upon request.

FINANCIALS

Area	Fitzrovia
Lower Ground Floor (sq. ft.)	650
Ground Floor (sq. ft.)	670
1 st Floor (sq. ft.)	680
2 nd Floor (sq. ft.)	662
3 rd Floor (sq. ft.)	662
Total (sq. ft.)	3,324
Quoting Rent (p.a.) excl.	£150,000
Estimated Rates Payable (p.a.)	£45,833
Service Charge (p.a.)	£TBC
Estimated Occupancy Cost (p. a.)	£195,833

In regard to business rates please be aware that these are estimated figures and should not be relied upon as such. All interested parties are advised to make their own enquires.

AMENITIES

- AC (Not Tested)
- Shower
- Fibre Connection
- Self Contained
- 4 x WCs
- High Ceiling (Ground Floor)
- Good Natural Light On Upper Floors
- Original Timber Flooring
- Fitted With Meeting Rooms / Private Offices
- Comfort Cooling (Not Tested)
- Central Heating
- Fitted Kitchenette
- Industrial Features
- Ground Floor Courtyard
- Exposed Beams and Brickwork

VIEWINGS:

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