

1,616 - 6,931 Sq Ft
Newly Refurbished Offices

**TWENTY
TWO**

22 Shelton Street
Covent Garden WC2

OVERVIEW

An industrial heritage redefined.

1ST FLOOR KITCHEN



1ST FLOOR MEETING ROOM

22 Shelton Street sits at the base of Seven Dials, in the heart of Covent Garden.

With an enhanced arrival experience, and a comprehensive refurbishment throughout the building offers 1,616 – 6,931 sq ft of new office space over 1st to 4th floors.

EXTERIOR



SPECIFICATION



Fully fitted
and furnished
1st, 2nd & 3rd floors



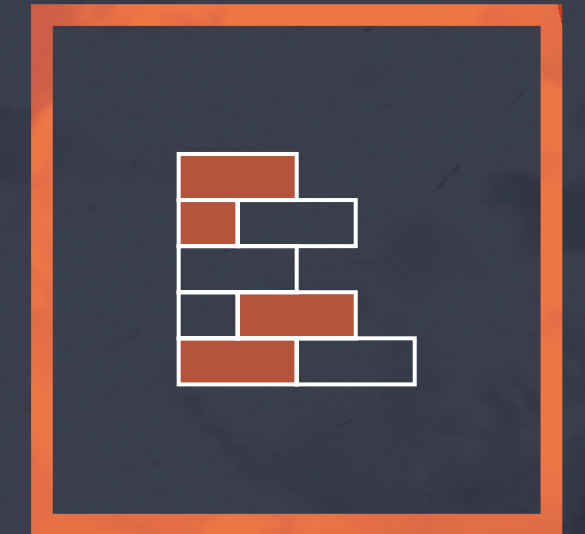
Part fitted
4th floor



Refurbished
throughout



Reimagined
reception



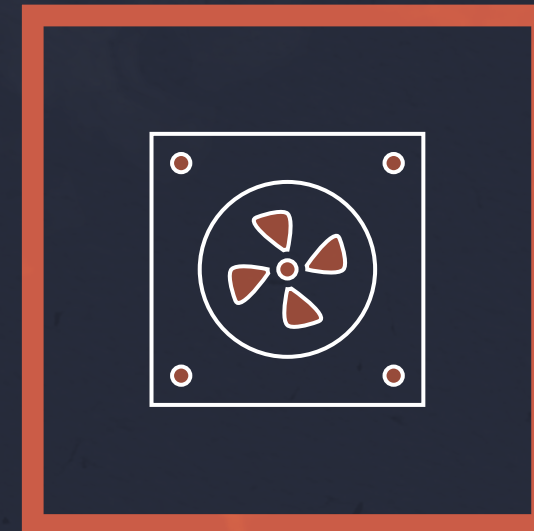
Warehouse
features



EPC Rating
A



New LED
lighting



New air
conditioning



New
passenger
lift



Demised WCs

Refined



finishes

TWENTY
TWO

Elegant
& inspiring
spaces.

FULLY FITTED 1ST FLOOR



THE SPACE

Designed for creativity.

1ST FLOOR MEETING ROOM



1ST FLOOR OFFICE

1ST FLOOR KITCHEN



The 1st, 2nd and 3rd floors offer full work-ready workspace, equipped with meeting rooms, kitchenette and furniture for a seamless move in to the building.

The 4th floor has been fully refurbished to provide bright, inspiring part fitted workspace that offers a high quality environment for modern working.

**Considered
& characterful.**

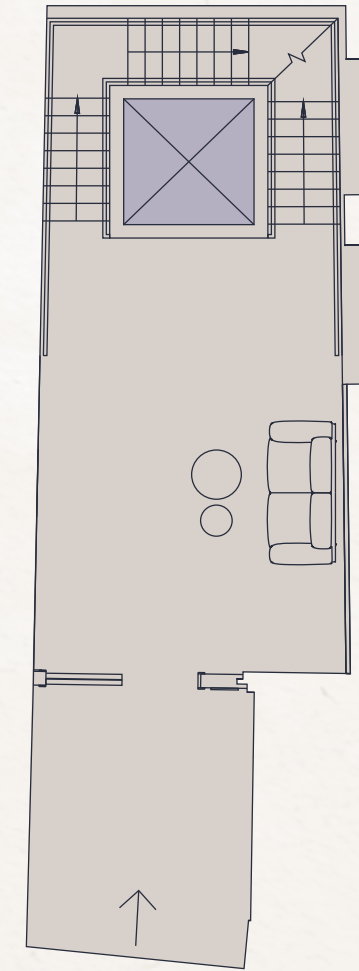
ACCOMMODATION

FLOOR	CONDITION	SQ FT	SQ M
4th	Part Fitted	1,687	157
3rd	Fully Fitted	1,663	154
2nd	Fully Fitted	1,663	154
1st	Fully Fitted	1,616	150
Ground	(Reception)	302	28
TOTAL		6,931	643

Office WCs Lift Core

Ground Floor

302 Sq Ft / 28 Sq M



SHELTON STREET

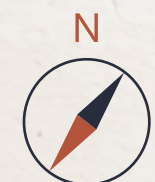
First Floor

1,616 Sq Ft / 150 Sq M



SHELTON STREET

Workstations	18	4 person meeting room	1
Reception area	1	8 person boardroom	1
Kitchen / breakout area	1		



Floorplans not to scale. For indicative purposes only.

Second Floor

1,663 Sq Ft / 154 Sq M

Third Floor

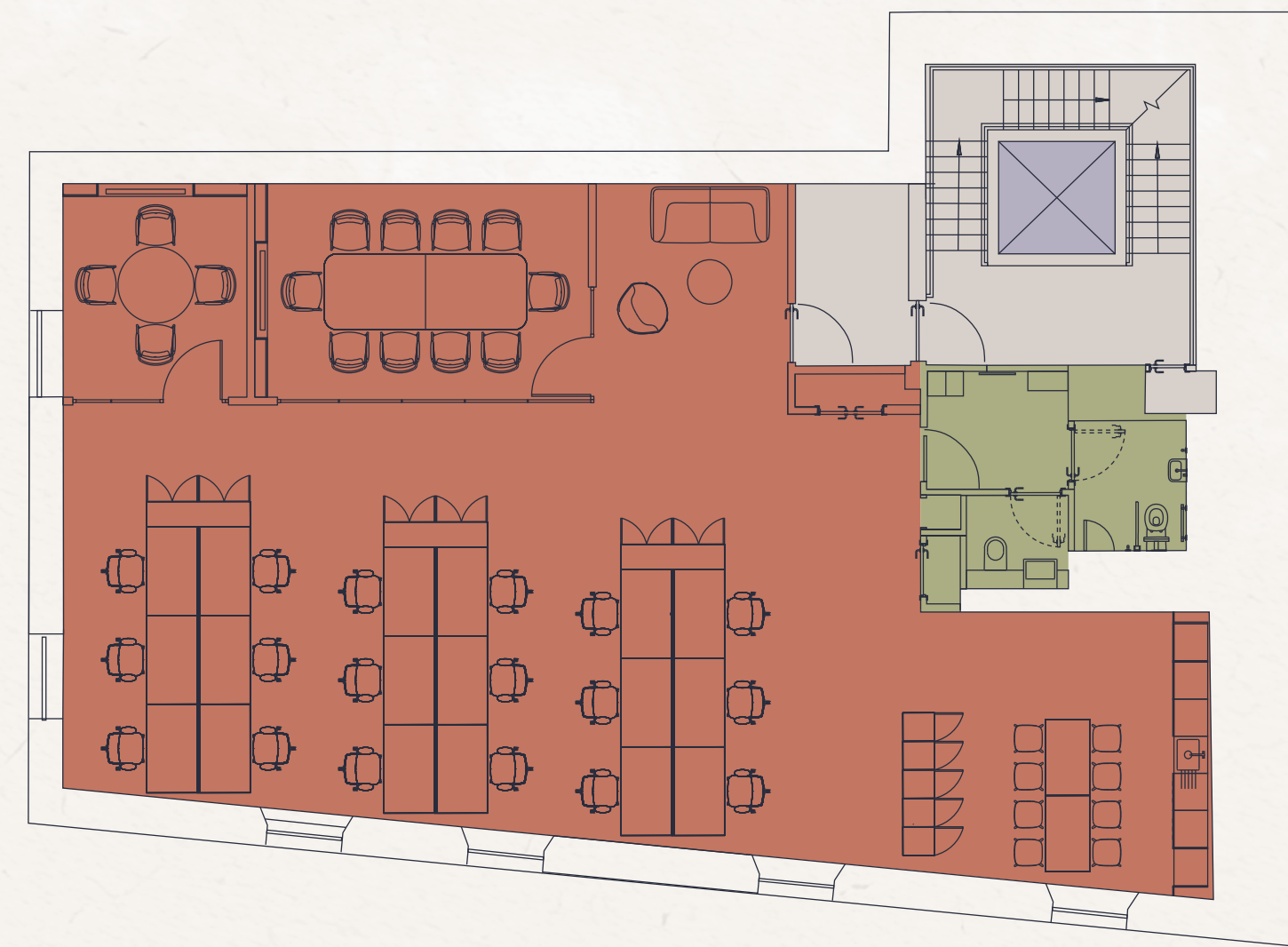
1,663 Sq Ft / 154 Sq M

Fourth Floor

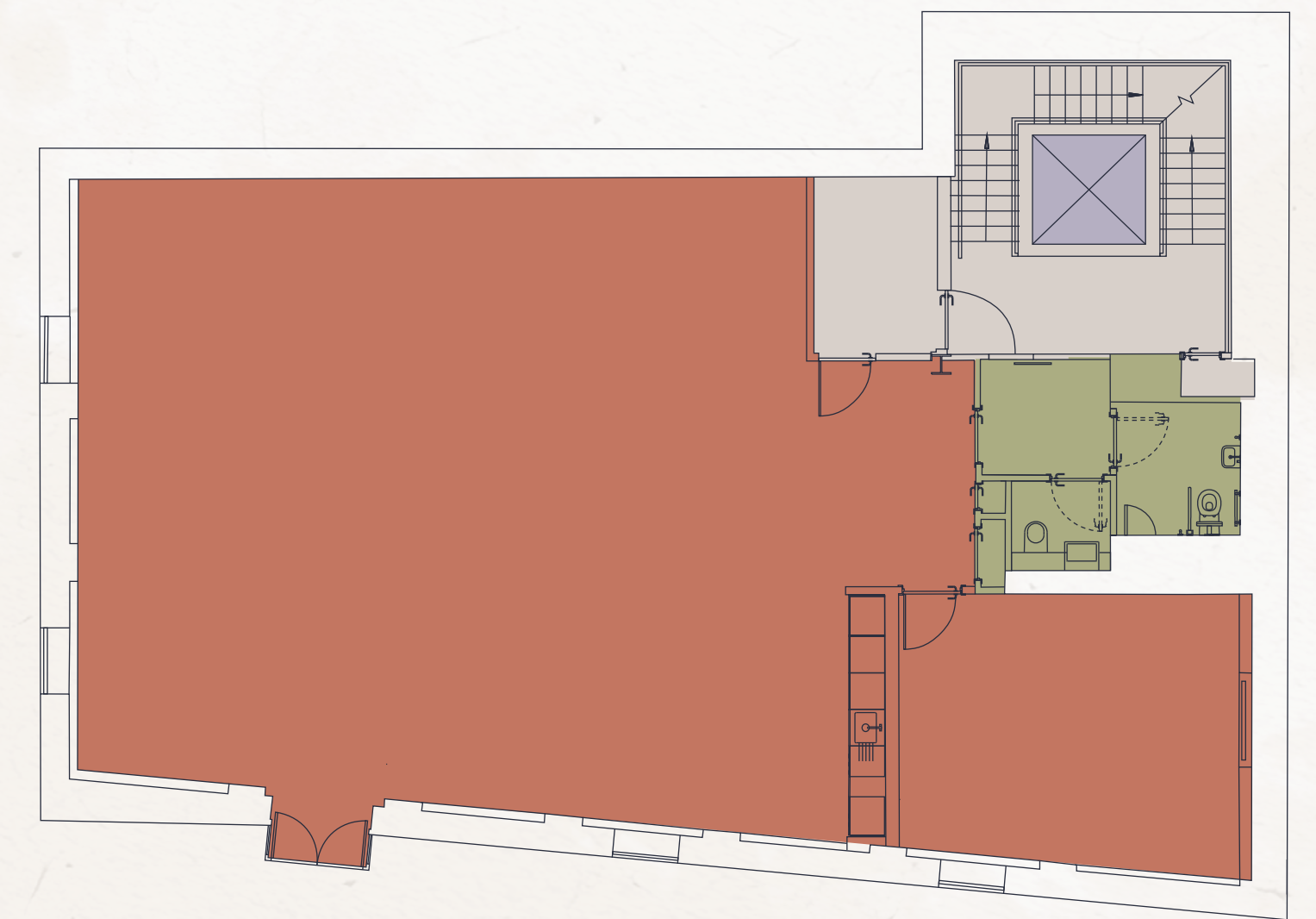
1,687 Sq Ft / 157 Sq M



SHELTON STREET



SHELTON STREET



SHELTON STREET

Workstations	18	4 person meeting room	1
Reception area	1	10 person boardroom	1
Kitchen / breakout area	1		

Workstations	18	4 person meeting room	1
Reception area	1	10 person boardroom	1
Kitchen / breakout area	1		



Floorplans not to scale. For indicative purposes only.

Life in



colour

LOCATION

Elevate your work-life.



COVENT GARDEN

Covent Garden oozes style, culture, and energy. The iconic Piazza is the home of street performances, cafés, and al fresco dining, while the surrounding streets are home to a mix of high-end boutiques, flagship stores, and vibrant market stalls.



SEVEN DIALS

Seven Dials is a lively junction where seven historic streets converge, lined with independent boutiques, cafés and restaurants.

Seven Dials Market offers a vibrant mix of street food in a social environment, making it a hub of energy and inspiration just steps away from your desk.



THE YARDS

The Yards are an urban oasis stretching from St Martin's Courtyard through Mercer Walk.

This collection of courtyards offer a curated mix of acclaimed dining spots, such as Brother Marcus, Dishoom, Hawksmoor, plus the upcoming Guinness Open Gate Brewery.

CONNECTIVITY

Unrivalled connections.

22 Shelton Street is just a minute's walk from Covent Garden Underground, with Tottenham Court Road Station offering Elizabeth Line connections and Charing Cross Station providing National Rail services – both just a short stroll away.



BARS & CAFÉS

1. The Escapologist
2. Blame Gloria
3. The Porterhouse
4. Punch & Judy
5. The Lamb & Flag
6. Notes
7. Arabica
8. Grind
9. Blank Street Coffee
10. Monmouth

RESTAURANTS

1. Hawksmoor
2. Blacklock
3. Ivy Market Grill
4. Cora Pearl
5. Balthazar
6. Flat Iron
7. Dishoom
8. Brother Marcus
9. Temper
10. EL&N Deli & Bakery

HOTELS

1. Haymarket Hotel
2. One Aldwych
3. Covent Garden Hotel
4. St Martins Lane
5. The Savoy



STATION WALK TIMES



Covent Garden



Tottenham Court Rd



Leicester Square



Charing Cross



Get in touch

For further information or to arrange a viewing, please contact the sole letting agents:

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