

24 WEST STREET

Seven Dials, London WC2



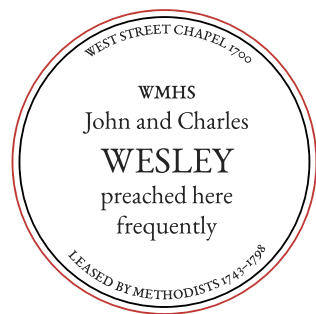

7,701 SQ FT OF EXCEPTIONAL
QUALITY OFFICE SPACE



AN HISTORIC LONDON ADDRESS

24 West Street is a former Chapel, built in 1700 for Huguenots to congregate.

The property is partly fitted throughout offering modern office space ready for immediate occupation..





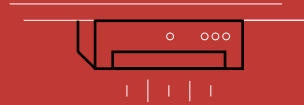
SECOND FLOOR



A HIGH SPECIFICATION

The internal design features have been carefully considered throughout the building.

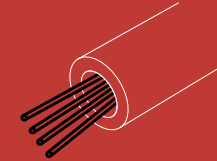
This stunning, warehouse style building, was recently subject to a comprehensive refurbishment featuring exposed heating and cooling, LED lighting, beautiful wooden flooring, exposed brickwork, and fantastic natural light and ceiling height throughout.



Exposed ceiling mounted VRF air conditioning



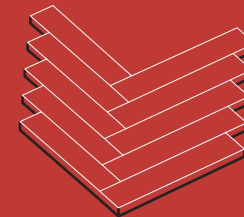
LED lighting



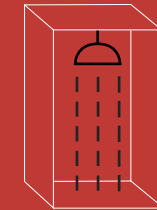
Fibre ready



Secure cycle storage



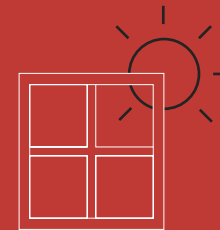
Engineered wooden flooring



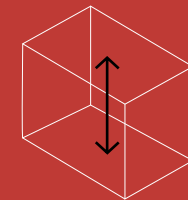
WCs and shower facilities



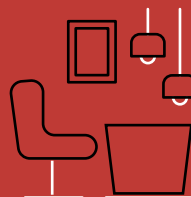
Self-contained



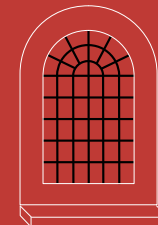
Excellent natural light



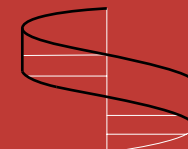
3m floor to ceiling height



Partially fitted space



Original character features



Feature stair case

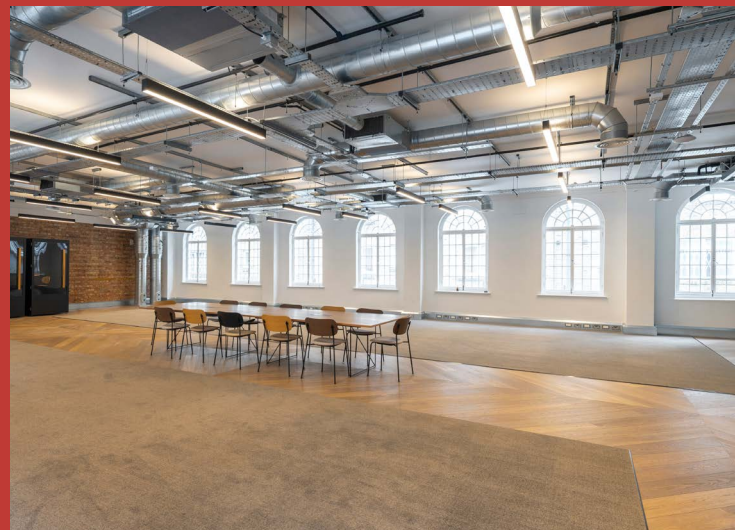


01

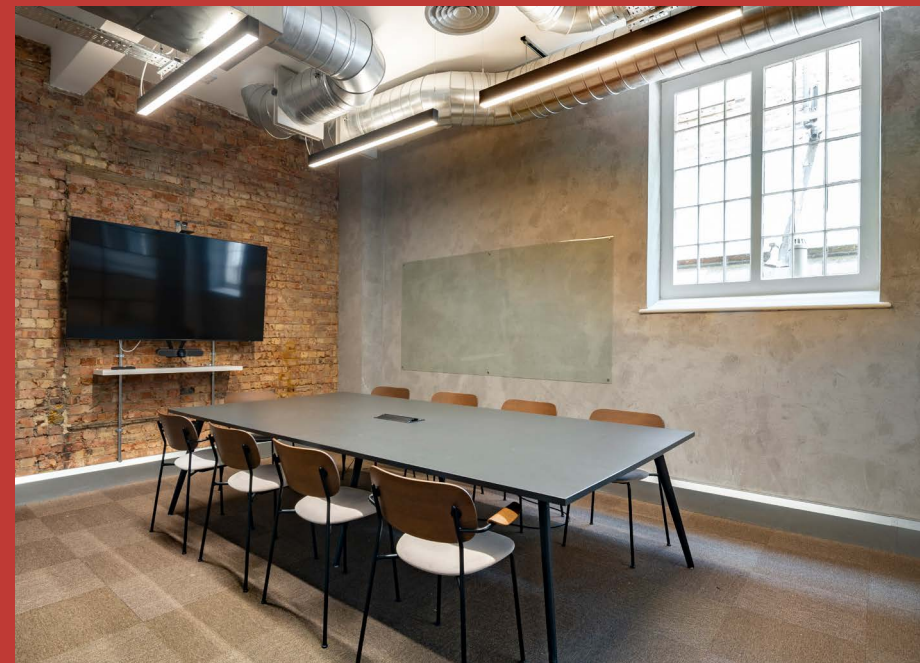


03

- 01. Ground floor breakout space
- 02. First floor office space
- 03. Second floor private meeting room
- 04. Ground floor meeting room



02



04



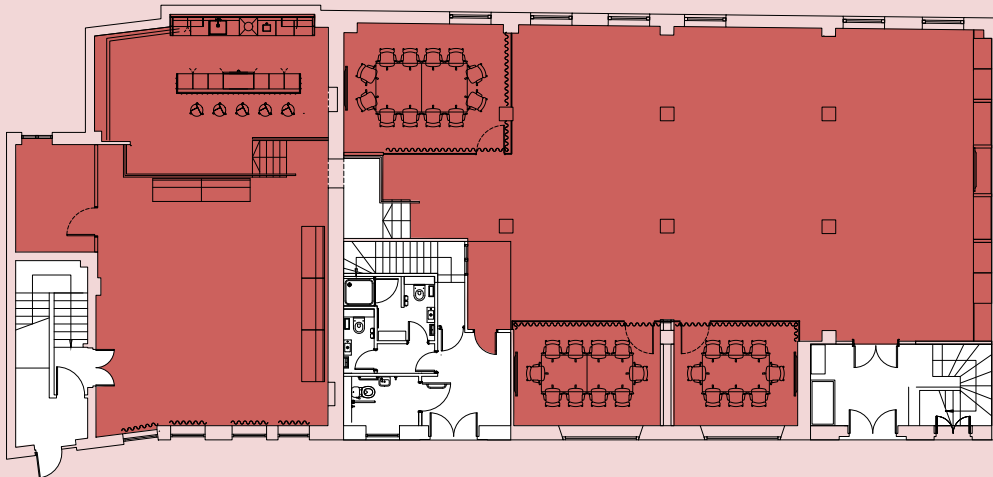

**UNRIVALLED
FLOOR PLATES**



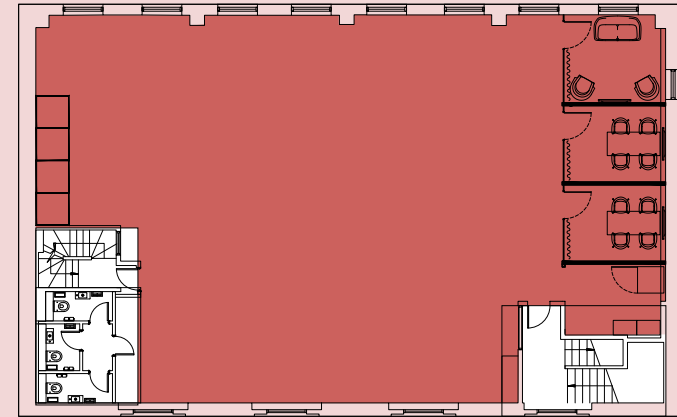
ACCOMMODATION

The space is offered in a partly fitted condition providing high class office accommodation delivering an array of meeting spaces, generous space for open plan desking and a large breakout area.

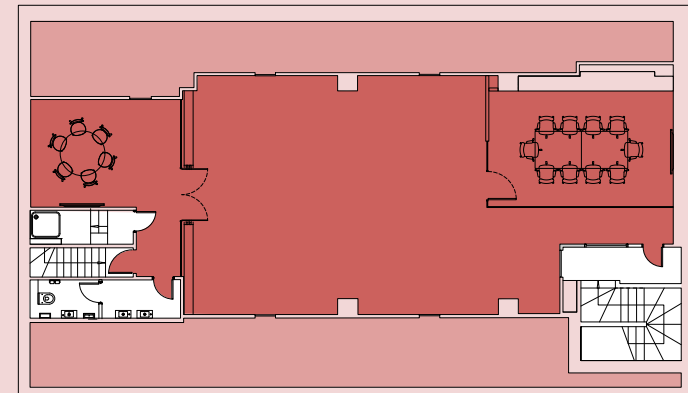
Ground Floor Plan – 3,591 Sq Ft / 334 Sq M



1st Floor Plan – 2,674 Sq Ft / 248 Sq M



2nd Floor Plan – 1,436 Sq Ft / 133 Sq M



Office Storage Core

Plan not to scale, for indicative purposes only.



A STYLISH CENTRAL LONDON LOCATION

Covent Garden and Seven Dials offers occupiers a curated retail, restaurant, bar and leisure experience – in a unique and celebrated London destination.



01

- 01. Seven Dials
- 02. Seven Dials Market
- 03. Crown & Anchor
- 04. Neal's Yard
- 05. Monmouth
- 06. Covent Garden Piazza



02



03



06



05



04



A WEALTH OF AMENITIES AND TRAVEL OPTIONS

The building benefits from excellent connectivity all just a short walk away.

24 West Street has easy access to both Underground (Covent Garden, Leicester Square, Tottenham Court Road) & National Rail services at Charing Cross. Travel times are further improved by the arrival of the Elizabeth Line.



LEICESTER SQUARE



COVENT GARDEN



TOTTENHAM COURT ROAD



CHARING CROSS

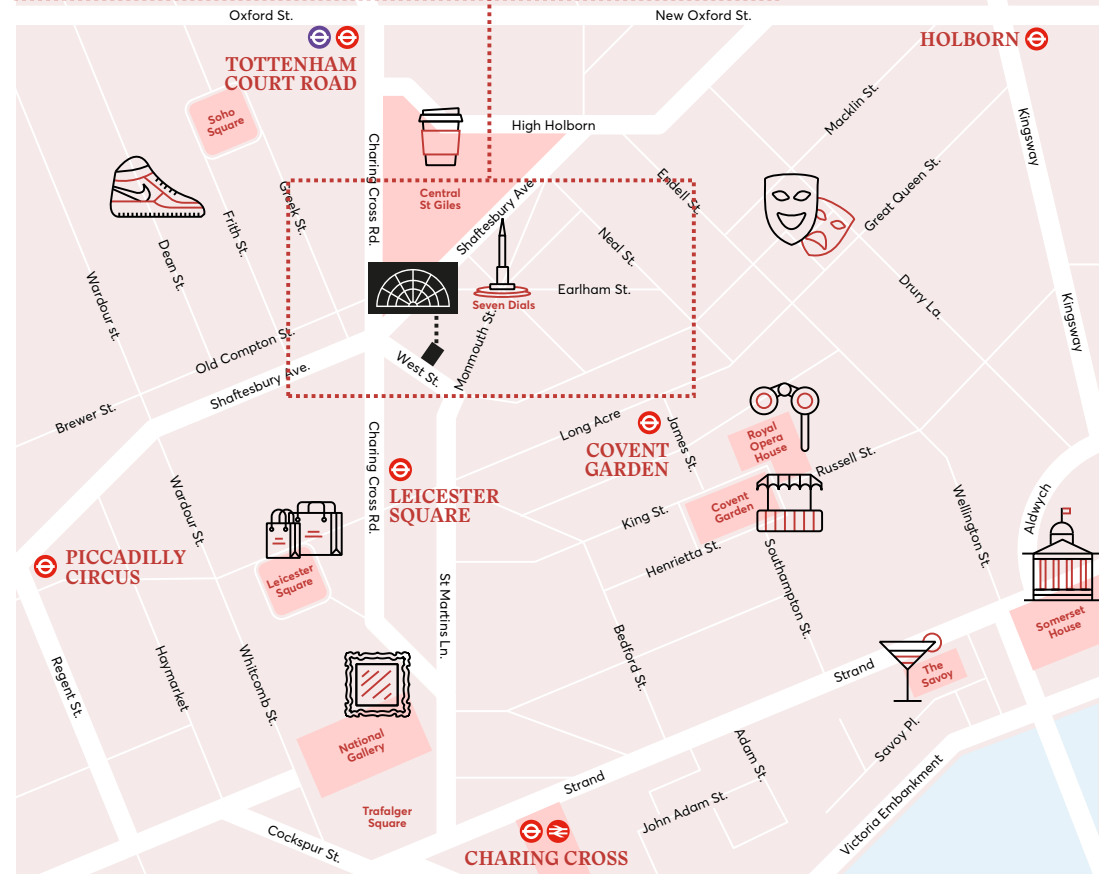


*Travel times according to TfL.



Amenities

1. The Crown
2. Two Brewers
3. Brewdog
4. Swift Soho
5. Hawksmoor
6. Louie
7. Seven Dials Market
8. Flesh & Buns
9. The Ivy
10. Monmouth
11. Caffè Nero
12. Jacob the Angel
13. Stanfords
14. TY Seven Dials
15. Covent Garden Hotel





FURTHER INFORMATION

Terms

Upon application.

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Viewings

Strictly through sole
letting agents.



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