



9 FLORAL STREET

COVENT GARDEN

8,718 sq ft of striking warehouse style office space
Launching Autumn 2026

9 FLORAL STREET



CGI of external façade

A characterful workplace designed for ambitious occupiers

9 Floral Street offers 8,718 sq ft of newly refurbished office space arranged across the first, second, third and mezzanine floors, designed to provide high-quality plug-and-play workspace in the heart of Covent Garden. The building combines characterful architectural features with contemporary finishes and benefits from a new dedicated office entrance and best in class end-of-trip facilities.

The background is a light beige, textured surface. It is decorated with several large, dark olive-green organic shapes that resemble leaves or petals. These shapes are positioned around the perimeter of the frame. Overlaid on these dark shapes are thin, delicate outlines in a golden-brown color, which trace the veins of the leaves or the edges of the petals.

The building

Schedule of areas

FLOOR	SQ FT
Mezzanine	742
Third	2,680
Second	2,615
First	2,604
Total*	8,641

*Subject to final measurements



CGI of third floor and mezzanine



CGI of typical floor



First floor

2,604 sq ft

24 x open plan fixed desks

8 person meeting room

3 person meeting room

1 x telephone booth

Breakout space

Kitchen



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Second floor

2,615 sq ft

24 x open plan fixed desks

8 person meeting room

4 person meeting room

1 x study room

Breakout space

Kitchen



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Third floor

2,680 sq ft

29 x open plan fixed desks

8 person meeting room

4 person meeting room

1 x study room

Breakout space

Kitchen

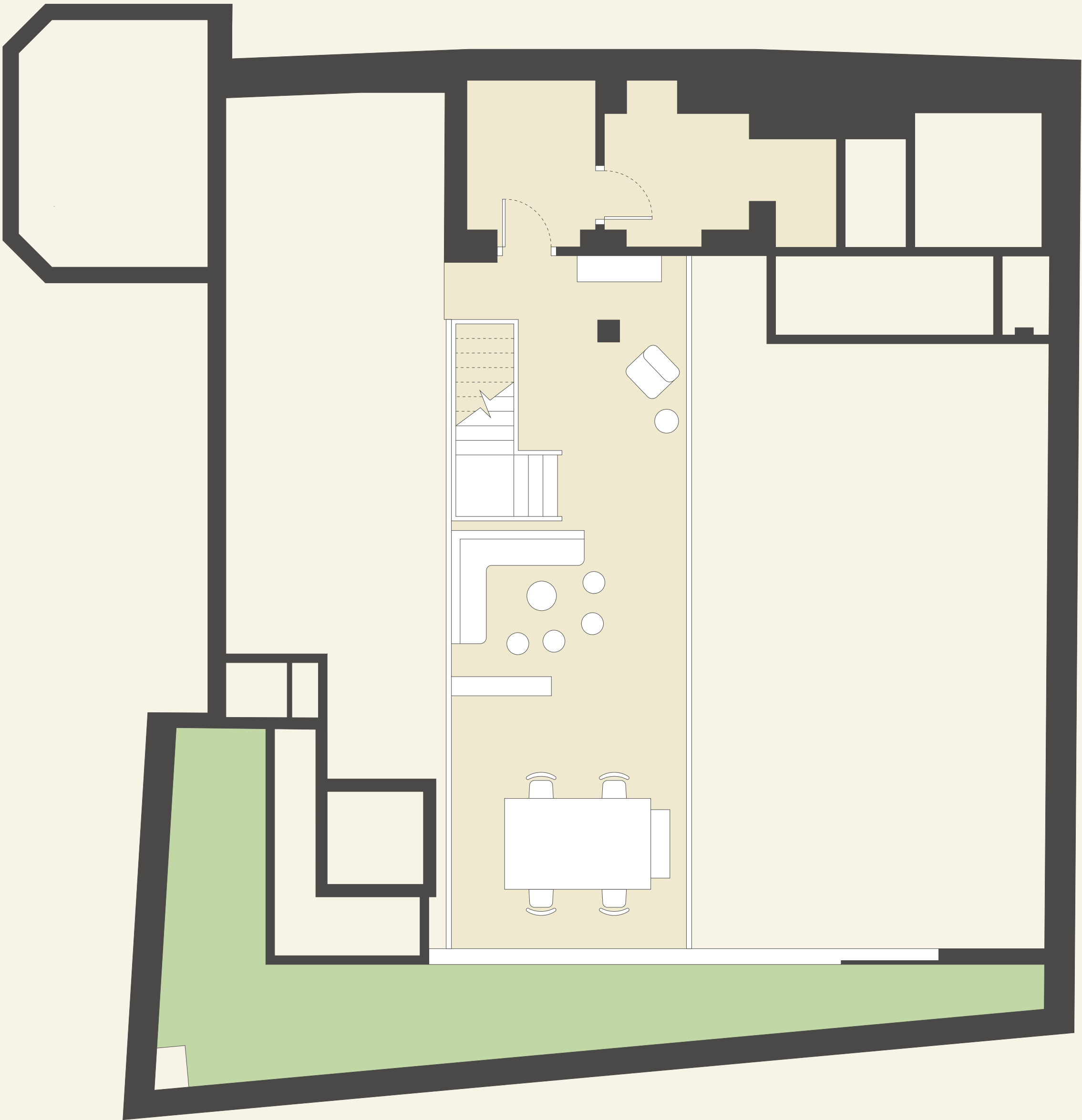


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Mezzanine

742 sq ft



Breakout space, communal workspace

Visual garden with planting and decking

Storage

FLORAL STREET



Lower Ground floor

820 sq ft



11 x lockers

13 x bike racks

2 x showers

FLORAL STREET

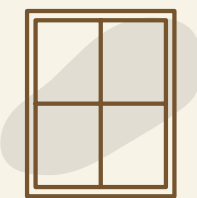
The building



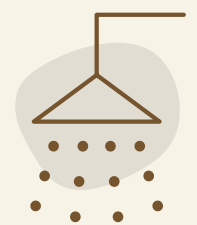
Fully fitted with meeting rooms, desks and breakout spaces.



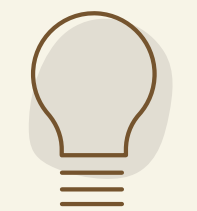
Timber flooring.



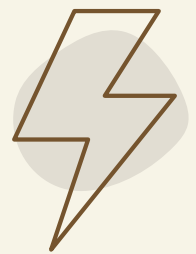
New double-glazed windows.



2 showers.



New LED lighting with DALI controls.



All electric building services.



Targeting BREEAM Excellent.



New 8-person passenger lift.



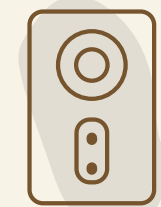
New, demised WC's.



13 bike racks.



11 lockers.



Smart controls and metering.



Targeting EPC A.

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Local area

From A to B

At 9 Floral Street, Covent Garden’s unrivalled connectivity places the West End, London’s major transport hubs and international airports all within easy reach. Leicester Square, Covent Garden, Tottenham Court Road and Charing Cross stations are all within a short walk, providing direct access across London via the Underground, National Rail and the Elizabeth line.



HEATHROW AIRPORT
38 minutes via Elizabeth line
(From Tottenham Court Road)
✈️ 🚆 🚶 🚶

LONDON CITY AIRPORT
35 minutes
via Elizabeth line + DLR
✈️ 🚆 🚶

LEICESTER SQUARE
5 minute walk
🚶 🚶

CHARING CROSS
9 minute walk
🚶 🚶 🚶

COVENT GARDEN
1 minute walk
🚶

TOTTENHAM COURT ROAD
8 minute walk
🚶 🚶 🚶

EMBANKMENT
12 minute walk
🚶 🚶 🚶 🚶

HOLBORN
10 minute walk
🚶 🚶

ST PANCRAS INTERNATIONAL
10 minutes via Piccadilly line
🚶

KING’S CROSS
10 minutes via Piccadilly line
🚶

CANARY WHARF
14 minutes via Elizabeth line
🚶

BANK
11 minutes via Central line
🚶

WATERLOO
6 minutes via Northern line
🚶

VIA TUBE

WALKING

- 🚶 National Rail
- ✈️ Airport
- 🚶 Elizabeth line
- 🚶 DLR

- Underground**
- 🚶 Circle line
 - 🚶 Hammersmith & City line
 - 🚶 Metropolitan line
 - 🚶 Northern line
 - 🚶 Piccadilly line
 - 🚶 Victoria line
 - 🚶 Central line
 - 🚶 District line
 - 🚶 Bakerloo line
 - 🚶 Jubilee line
 - 🚶 Waterloo & City line

Local area

 LOCAL OCCUPIERS

- 01 August Equity
- 02 Marathon AM
- 03 Peloton
- 04 BSI
- 05 Red Bull
- 06 Lincoln International
- 07 Hines
- 08 Patrizia

 DINING

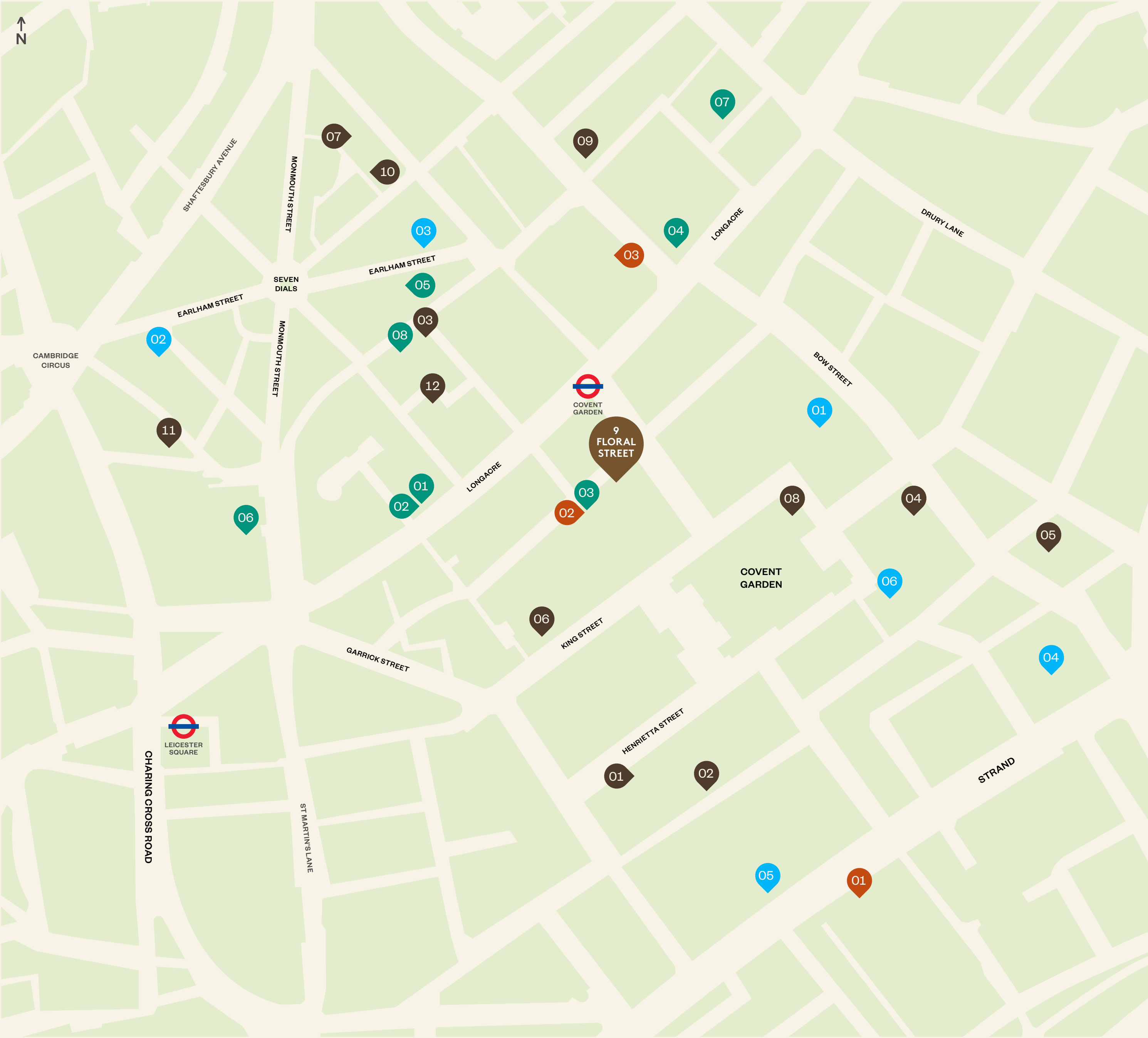
- 01 Ave Mario
- 02 Rules
- 03 Hawksmoor
- 04 Balthazar
- 05 Café Murano
- 06 Clos Maggiore
- 07 Homeslice
- 08 SUSHISAMBA
- 09 The 10 Cases
- 10 The Barbary
- 11 The Ivy
- 12 Temper

 FITNESS

- 01 Virgin Active
- 02 Peloton Studios
- 03 Nuffield Health

 CULTURE

- 01 Royal Ballet and Opera House
- 02 Seven Dials Playhouse
- 03 Donmar Warehouse
- 04 Lyceum Theatre
- 05 Adelphi Theatre
- 06 London Transport Museum



9 FLORAL STREET

A place that feels inherently London

Covent Garden is one of London’s most vibrant and characterful destinations, where historic streets meet an unrivalled mix of culture, retail and hospitality. From world-renowned theatre productions and iconic piazzas to independent boutiques and luxury brands, the area offers an energy that is uniquely London. Whether day or night, Covent Garden is constantly alive with activity, creativity and atmosphere.



Charlotte Tilbury



Crumble



Covent Garden Piazza

9 FLORAL STREET



Poon's

The neighbourhood is celebrated for its exceptional food and drink offering. From celebrated restaurants such as The Ivy Market Grill, Balthazar and Dishoom to stylish cocktail bars and independent cafés, the area offers something for every occasion and taste. Everyone that visits is spoiled for choice, with everything from quick morning coffees to late-night dining experiences all within walking distance, creating a destination that feels both sophisticated and effortlessly social.



Burro

9 FLORAL STREET



Paul Smith

Luxury shopping sits alongside heritage market halls, acclaimed theatres neighbour stylish rooftop bars, and quiet courtyard cafés open onto lively pedestrian streets filled with performers and culture. It is a destination that continues to attract global brands, leading restaurateurs and discerning visitors, reinforcing its reputation as one of London’s most sought-after lifestyle destinations.



Chanel



Arc'teryx



We care about community



Donmar Warehouse



Seven Dials



Covent Garden Market

We continue to partner with community organisations to tackle the issues that are most important to our local communities in particular supporting local employment.

We provide funding to our local partners in The Arts such as The Donmar Warehouse.

We boost biodiversity and provide habitats across the portfolio – our dedicated team of gardeners keep our green spaces thriving all year round.

We take a retrofit first approach minimising environmental impact.

Shaftesbury Capital are committed to Net Zero Carbon by 2040.

Every perk has its place



Management

High standard of Estate Management from an on-site property management team.



Connectivity

Fast, simple connectivity via pre-agreed wayleaves.



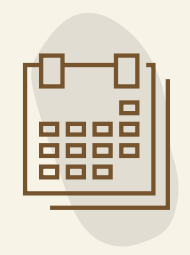
Portal

Access to our Customer Portal.



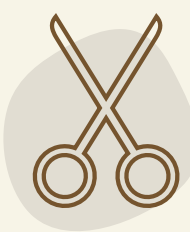
Security

24-hour estate-wide security and enhanced street cleaning.



Events

Access to year-round events, exciting pop-ups, art exhibitions, product launches and seasonal activations.



Discounts

Neighbourhood Card for discounts and perks at participating retailers and restaurants.

VIEWING BY PRIOR APPOINTMENT WITH JOINT AGENTS

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