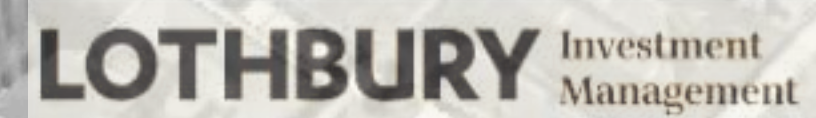
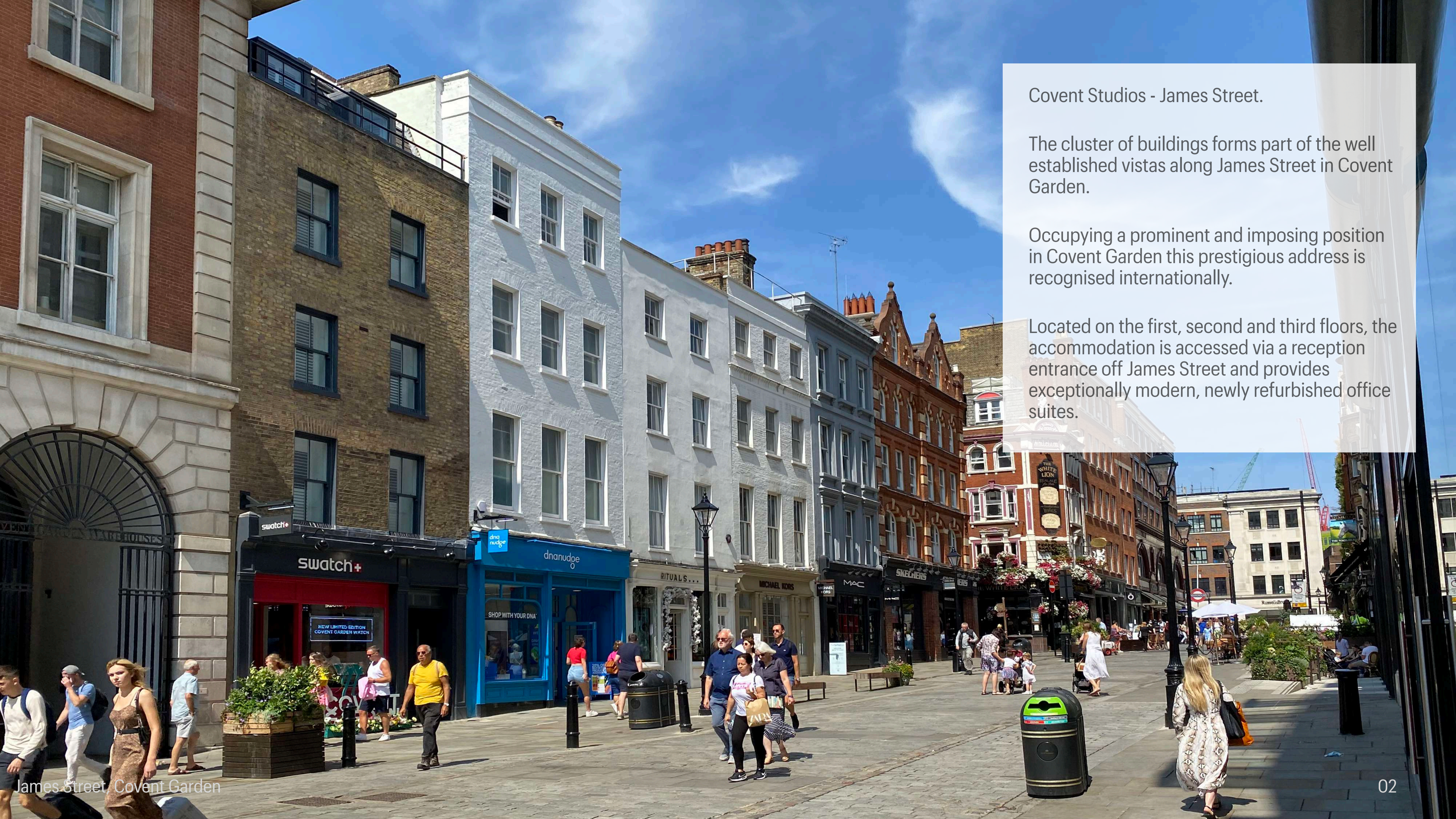


Covent Studios workspace





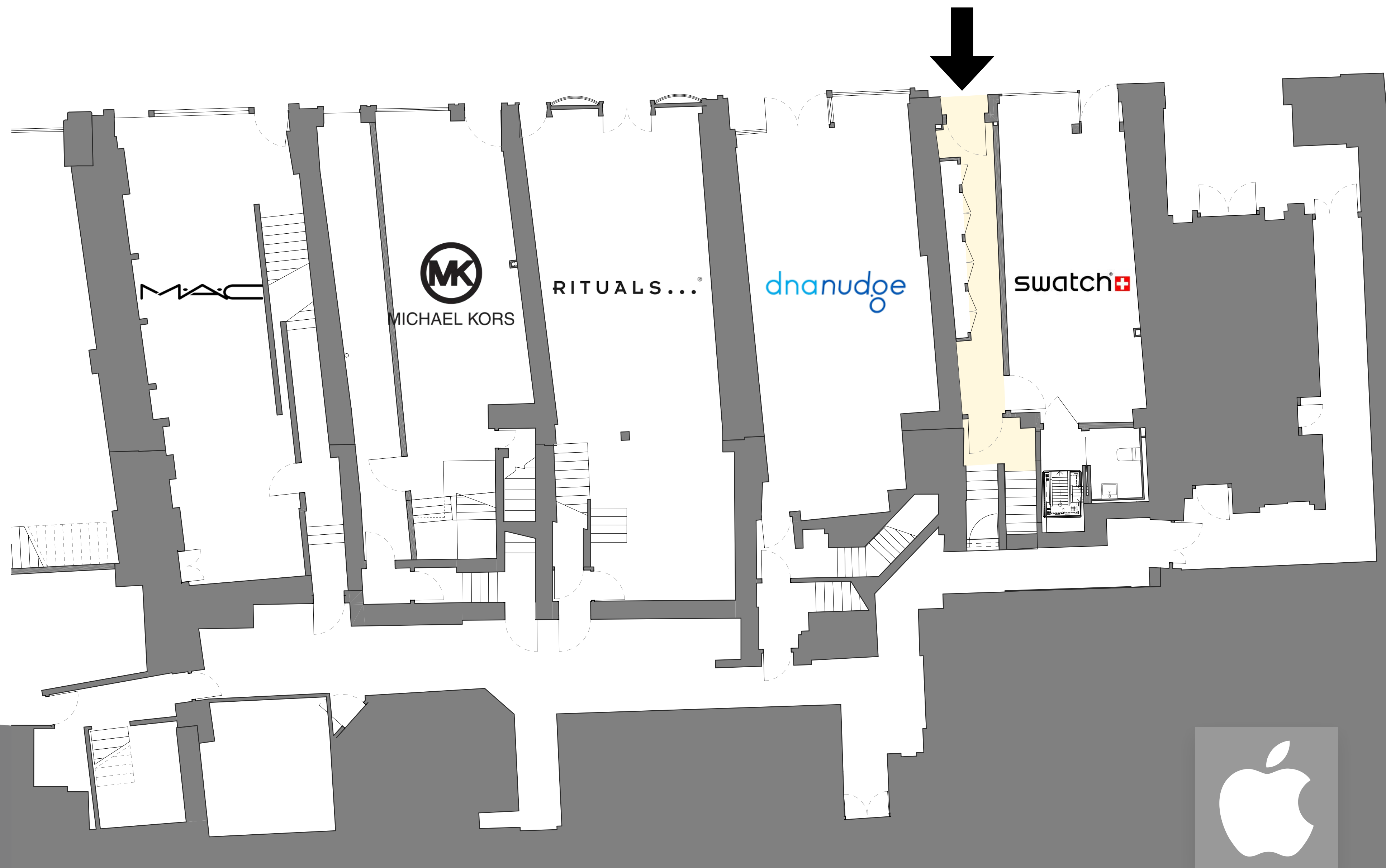
Covent Studios - James Street.

The cluster of buildings forms part of the well established vistas along James Street in Covent Garden.

Occupying a prominent and imposing position in Covent Garden this prestigious address is recognised internationally.

Located on the first, second and third floors, the accommodation is accessed via a reception entrance off James Street and provides exceptionally modern, newly refurbished office suites.





Access to the office will be through a dedicated controlled entrance of James Street, Covent Garden.





First Floor

Unit 28: 238 sq.ft. (22 m²)
Unit 29: 354 sq.ft. (33 m²)
Unit 30: 442 sq.ft. (41 m²)

- 1. Communal Meeting Room.
- 2. Office.
- 3. Kitchen
- 4. Circulation Space

- Office
- Circulation Route
- Shower/WC, Bin area and Bike storage



Second Floor

Unit 28: 240 sq.ft. (22 m²)
Unit 29: 341 sq.ft. (32 m²)
Unit 30: 406 sq.ft. (38 m²)

- 2. Office.
- 3. Kitchen
- 4. Circulation Space

- Office
- Circulation Route



Third Floor

Unit 28: 233 sq.ft. (22 m²)
Unit 29: 363 sq.ft. (33 m²)
Unit 30: 444 sq.ft. (41 m²)

- 2. Office
- 3. Kitchen
- 4. Circulation Space

Office

Circulation Route

Toilets





Schedule

Floor	Suite	Use	sq.ft	sq.m
1	No. 28	Meeting Room	223	21
	No. 28 (Rear)	Kitchen	93	9
	No. 29	Office	354	33
	No.30	Office	442	41
2	No. 28	Office	240	22
	No. 28 (Rear)	Kitchen & Cleaners St.	117	11
	No. 29	Office	341	32
	No.30	Office	406	38
3	No. 28	Office	233	22
	No. 28 (Rear)	Kitchen	67	6
	No. 29	Office	363	34
	No.30	Office	444	41
Total			3323	310

Covent Studios - James Street.

Proposed scheme specification and amenities.

- Unit 28 is a Grade II Listed Building. Feature wall panelling.
- Shared bookable meeting rooms.
- Period features including original cast iron fireplaces.
- Solid oak herringbone flooring.
- New doubled glazed traditional sash windows with high thermal and acoustic performance.
- Floor boxes (Larger studios only)
- Perimeter trunking
- Air Conditioning
- BREEAM Excellent
- Kitchen Facilities
- 1 no. Shower
- 4 no. WCs
- Bin store
- Smooth plastered ceilings with coving.
- Modern LG7 Lighting.
- 8 Internal secure cycle racks.

There is no lift or disabled toilet due to the heritage of the building.

Risers and ductwork are to be developed with the detail design.
Floor areas are subject to change with detail design.



STAGE

LOTHBURY Investment Management

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