

21-25 Bedford St, WC2

Fitted Office Space in Prime
Covent Garden Building

10,509 sq ft



Specification

The 2nd floor of Bedford Street offers a fitted suite situated in the heart of Covent Garden and private terrace of 1,074 sq ft. The building also benefits from a high-quality cycle storage facility, with dedicated access from Bedford St.

The building is currently EPC C, but a pathway to EPC B, including upgrade works to the plant and building fabric, has been modelled.

Availability

Available by way of a new sublease or assignment of a lease running until the 31st December 2027

Floor Area & Costs

Floor	Area (sq ft)	Rent (per sq.ft)	Service Charge Est (per sq.ft)	Business Rates Est (per sq.ft)
2 nd	10,509	Passing £78.78	c. £19.86	c. £36.01
Total	10,509			

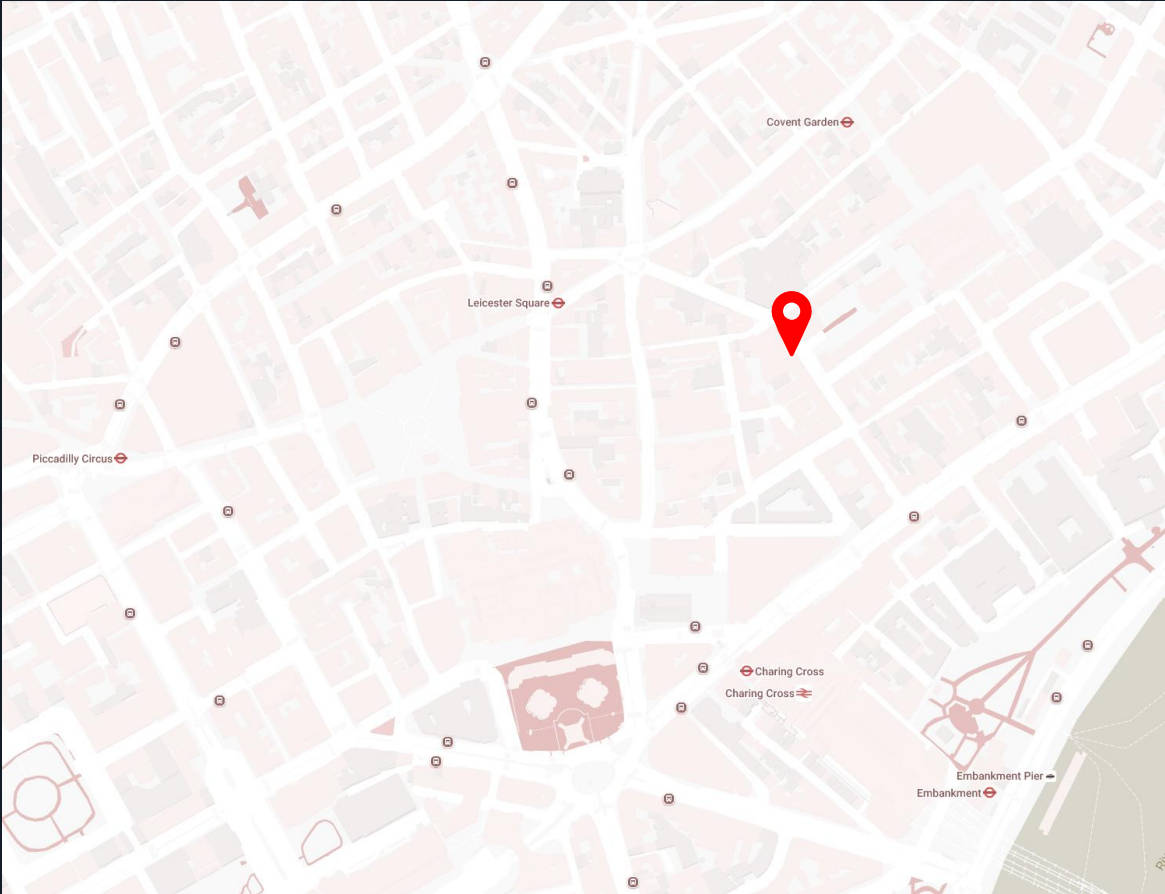


Location

21-25 Bedford Street occupies a prime corner position at the junction of Bedford Street, King Street, Garrick Street and New Row, approximately 100 metres from the iconic Covent Garden Piazza and Market Building. The property enjoys excellent connectivity throughout London, with Covent Garden (Piccadilly line), Leicester Square (Northern and Piccadilly lines) and Charing Cross (Bakerloo and Northern lines, plus National Rail services) underground stations all within walking distance.

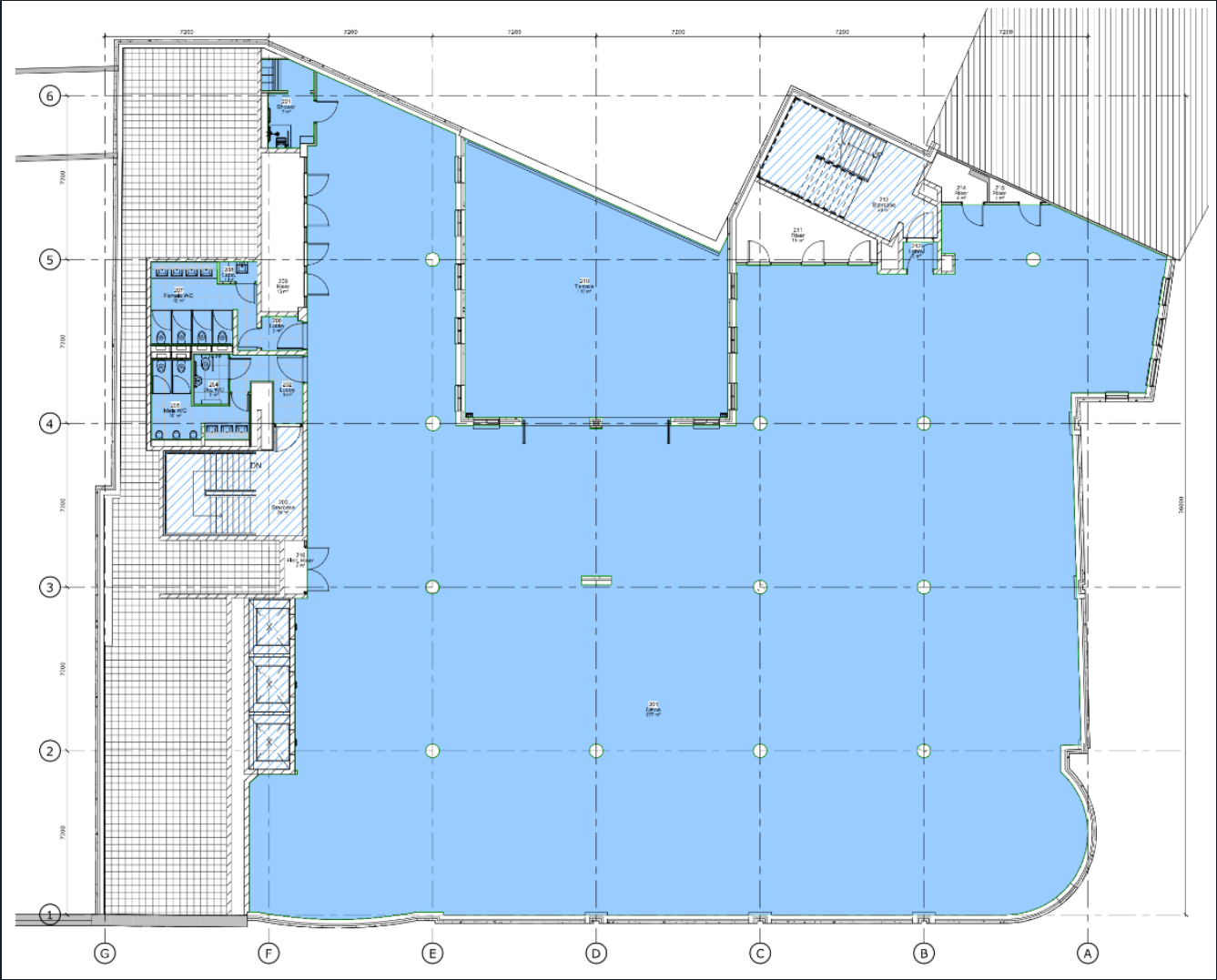
Key Connections

Tube Station	Walk Time	Lines
Leicester Square	3 minutes	Northern Piccadilly
Covent Garden	3 minutes	Piccadilly



21-25 Bedford Street / London





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Brochure produced June 2026.

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