



THE VAULTS AT HOBHOUSE COURT

3-5 WHITCOMB STREET, LONDON SW1



CLASS E OPPORTUNITY IN
THE HEART OF CENTRAL LONDON

forge



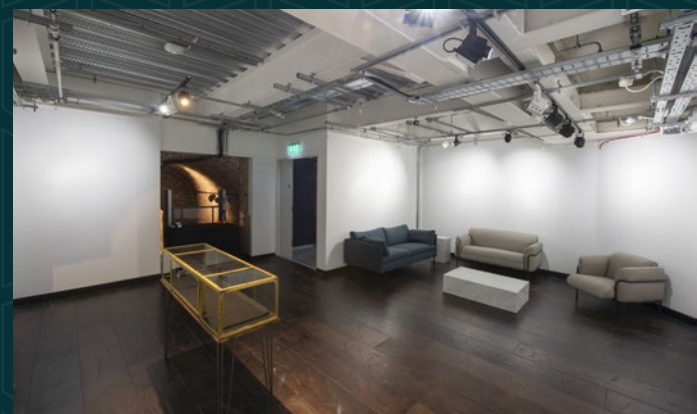
Hobhouse Court comprises 19,000 sq ft of office and retail accommodation redeveloped in 2019, with part of the ground floor at 3-5 Whitcomb Street housing the Royal Watercolour Society.



The new Sainsbury wing entrance of the National Gallery, with level access from Trafalgar Square is located directly opposite.

The subject premises are accessed off Whitcomb Street, and with a secondary access off Suffolk Street.

Whitcomb Street provides a link access between Leicester Square and Trafalgar Square (Pall mall East), with occupiers in the immediate vicinity including **The Royal Trafalgar, The Londoner, Radisson blu, and Z hotels; Odeon, Cineworld and Vue cinemas, Lego, M&M World. Japan Centre, Pret, Compose Coffee, Tang Florist and Labstore Fashion** are located on Whitcomb Street along with the Royal Watercolour Society and new National Gallery entrance. There are a large selection of food and service occupiers which cater for the office, tourist and theatre markets.



DESCRIPTION

Located and accessed via a secure entrance, through Hobhouse Court, the Vaults provide space across lower ground floor with sales stair and lift access. The demise is grade II listed and comprises the following areas:

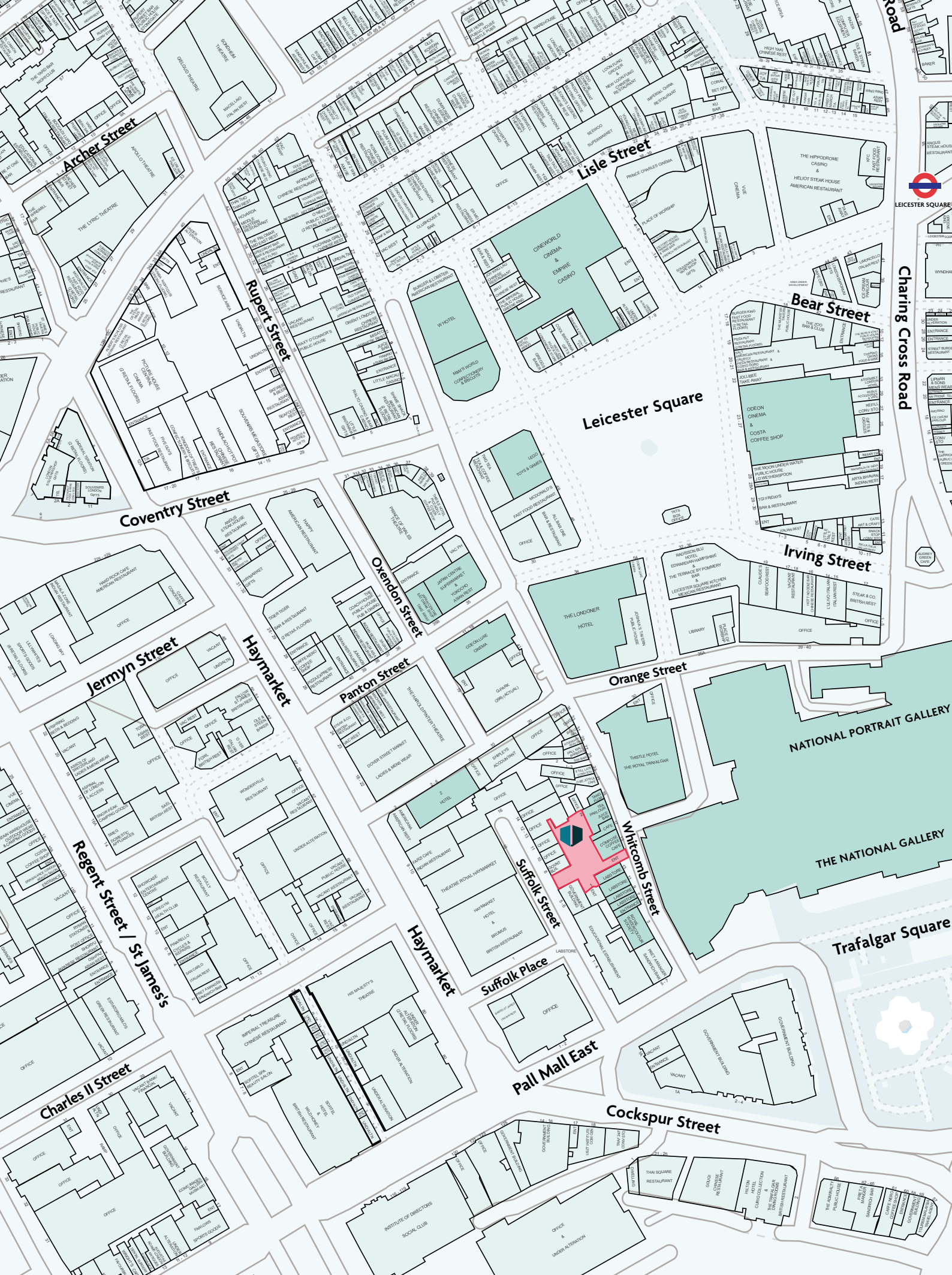
Lower Floor

2,756 sq ft 256 sq m

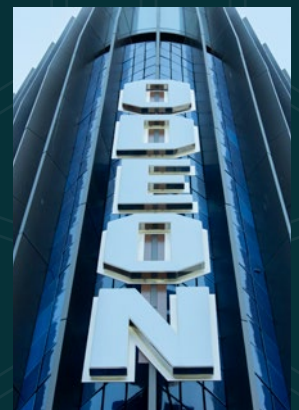
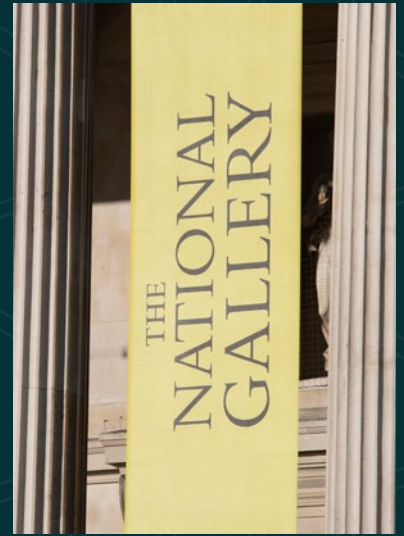


SUFFOLK STREET

WHITCOMB STREET



Local Area





Lease Terms

The property is available by way of a new lease for a term to be agreed, contracted outside of the Landlord & Tenant Act.

Rent

On Application

Service Charge

£29,000 per annum.

Business Rates

The property is yet to be assessed for business rates. Further information on request.

Misrepresentation Act – Forge and LDG Property Group Ltd act for themselves and for the vendors and lessors of this property whose agents they are, give notice that (i) these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of an offer or contract. They are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves as to the correctness of each of them. (ii) no person in the employment of Forge or LDG Property Group Ltd has any authority to make or give any representation or warranty in relation to this property. © June 2026. Designed by CiD: consultantsindesign.co.uk

Further information:

forge

AMY KENNINGHAM

amy@forge-cp.com
p 07393 764 822

LIAM JONES

liam@forge-cp.com
p 07990 335 016

LDG

HARRY ISAACS

harry.i@ldg.co.uk
m 020 7291 0993
p 07756 873 842

HARRISON EAGLES

harrison@ldg.co.uk
m 020 7290 0599
p 07940 930 930