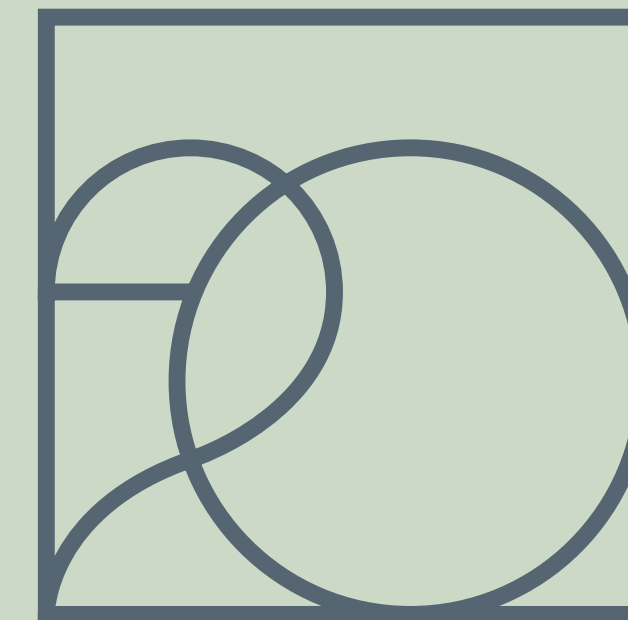


London WC2



**GARRICK ST**

**Covent Garden**

Fully fitted office space  
available on traditional or  
fully managed lease terms

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**4th Floor 2,828 sq ft (262 sq m)**







# COVENT GARDEN

Covent Garden is a vibrant area with many bars and restaurants.

Covent Garden is a world-class shopping and dining destination attracting food-lovers and fashionistas alike. Buzzing with the excitement of the opera and Theatreland, the area boasts some of the best shopping and dining destinations in London's West End, from luxury designers like Mulberry and Messika to fine dining with Balthazar.



## SHOPPING

- 01 Carhartt
- 02 Rains
- 03 The Ordinary
- 04 Barbour
- 05 Stanfords
- 06 Uniqlo
- 07 Mango
- 08 Space NK
- 09 AllSaints
- 10 Zara
- 11 A.P.C.
- 12 Hackett
- 13 Mulberry

## HOTELS

- 01 Kettner's
- 02 W London
- 03 Sofitel London St James
- 04 Radisson Blu
- 05 The Trafalgar St. James
- 06 Covent Garden Hotel
- 07 St Martins Lane London
- 08 The Clermont
- 09 Henrietta Experimental

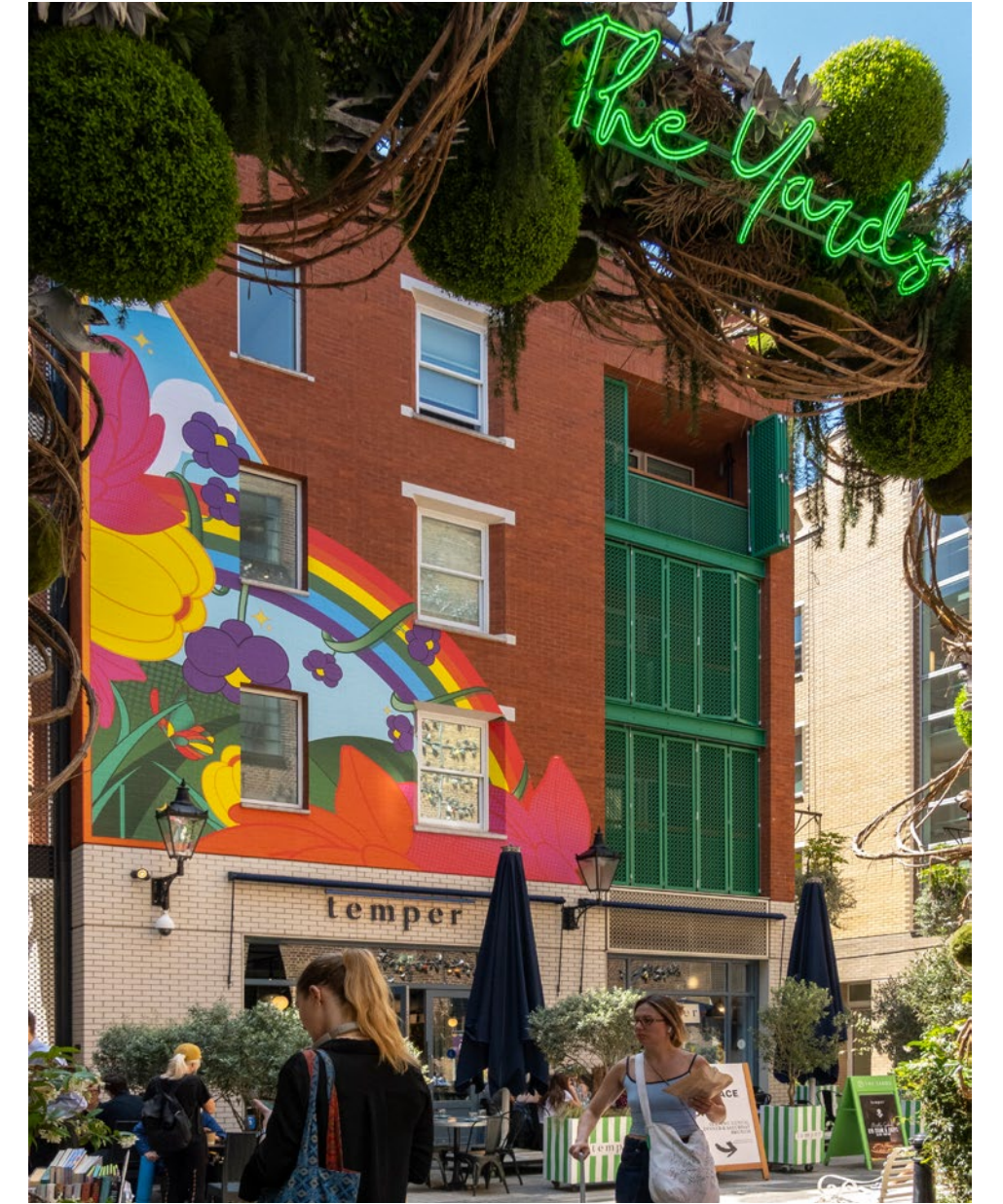
## LIFESTYLE

- 01 Cambridge Theatre
- 02 Wyndham's Theatre
- 03 Noël Coward Theatre
- 04 The Duke of York's Theatre
- 05 Garrick Theatre
- 06 London Coliseum
- 07 Nuffield Gym
- 08 Peloton Studios
- 09 Fitness First

## FOOD & DRINK

- 01 Little Italy
- 02 Balans Soho, No.34
- 03 Burger & Lobster
- 04 Fallow
- 05 'O Ver St. James
- 06 Brumus
- 07 Whitcomb's
- 08 The Ivy
- 09 Browns
- 10 J Sheekey
- 11 Gorden Ramsay Street Burger
- 12 Mr Fogg's Tavern
- 13 Côté St Martin's Lane
- 14 The Restaurant at St Martins Lane
- 15 La Roche
- 16 Prezzo
- 17 The Escapologist Bar
- 18 Hawksmoor
- 19 Le Bab
- 20 Temper
- 21 DallaTerra
- 22 Dishoom
- 23 Le Garrick
- 24 Wagamama
- 25 Blacklock
- 26 Wahaca
- 27 Clos Maggiore
- 28 Rules



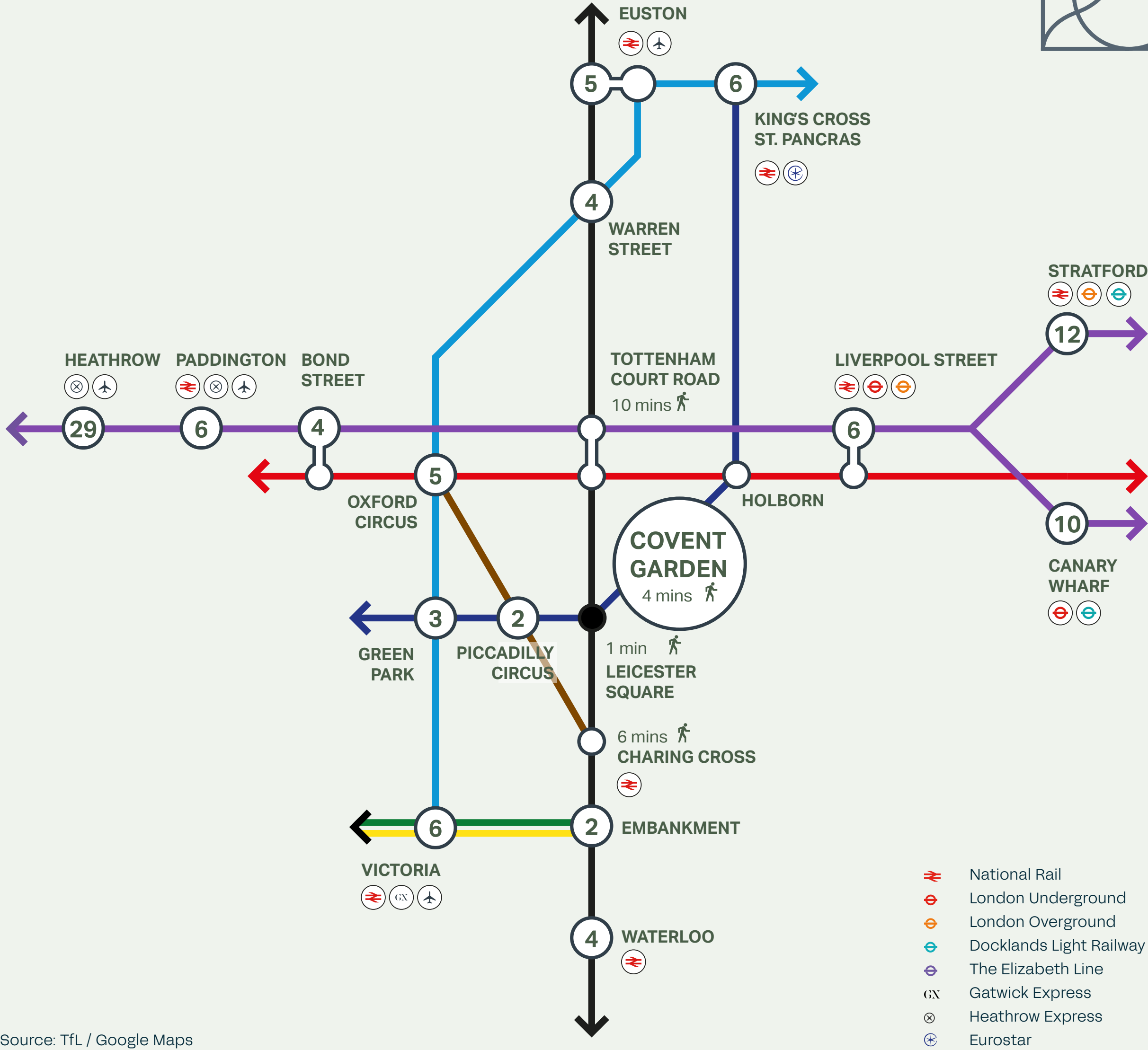




# CONNECTIVITY

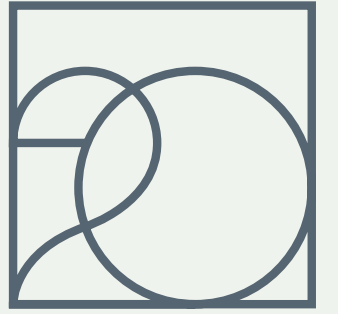
Nestled in between the vibrant entertainments district and Covent Garden, 20 Garrick Street is an oasis in the West End. Superbly located with excellent transport connectivity on its doorstep.

Located at the junction with Garrick Street/Long Acre and St Martins Lane. Both Leicester Square (Piccadilly and Northern Lines), Charing Cross (National Rail, Bakerloo and Northern Lines) and Covent Garden Underground stations are within easy walking distance.



Source: TfL / Google Maps





# DESCRIPTION

**20 Garrick Street is a contemporary building designed to meet the needs of modern businesses.**

The 4th floor office has been extensively refurbished and is available on a fully fitted basis, with the option of traditional or managed lease terms. The suite can be accessed by two separate entrances to provide maximum flexibility and the office benefits from natural light from all sides with views across Covent Garden.

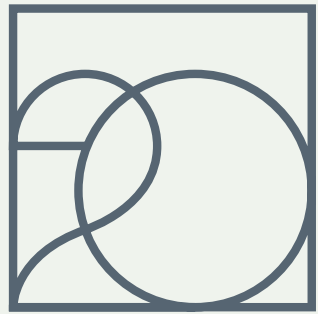








# SPECIFICATION



Available on a leasehold  
or managed basis



Bicycle parking



Showers with  
lockers



Air-conditioning



Fully-inclusive rent  
with all occupational  
costs included



Two passenger lifts



Self-contained office  
with dedicated kitchen  
and meeting rooms



Plug & Play and ready  
to occupy



Beautifully designed  
workspace - perfect  
for collaborative work



Front of house and  
24/7 Security



Simple flexible lease  
agreement available

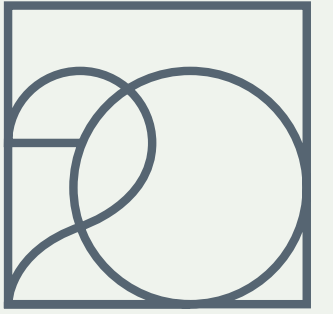


Internet & wifi









# 4TH FLOOR SPACE PLAN

2,828 SQ FT - 263 SQ M

- Up to 37 desks available
- 3 phone booths
- Dedicated kitchen area
- Dedicated collaborative break-out space

**KEY**

- 24 open-plan desks
- Private office
- 10-person meeting room
- 6-person meeting room



Not to scale,  
indicative only

LONG ACRE



# CONTACT

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