

35 SOUTHAMPTON

403 - 1,369 SQ FT

RIB

ROBERT IRVING BURNS

To Let

Self-contained premises over 3 floors in the Heart of Covent Garden

To be taken as individual floors or together

Over 2nd to 4th Floors

Suitable for Class E
(Offices, Medical, Retail etc.)

Amenities

- Carpeted flooring (on each floor)
- Comfort cooling throughout (not tested)
- Kitchenette (on each floor)
- Entry phone system
- LED Lighting
- Shower & WCs (1st Floor)
- Fibre connection (not tested)





Neal's Yard



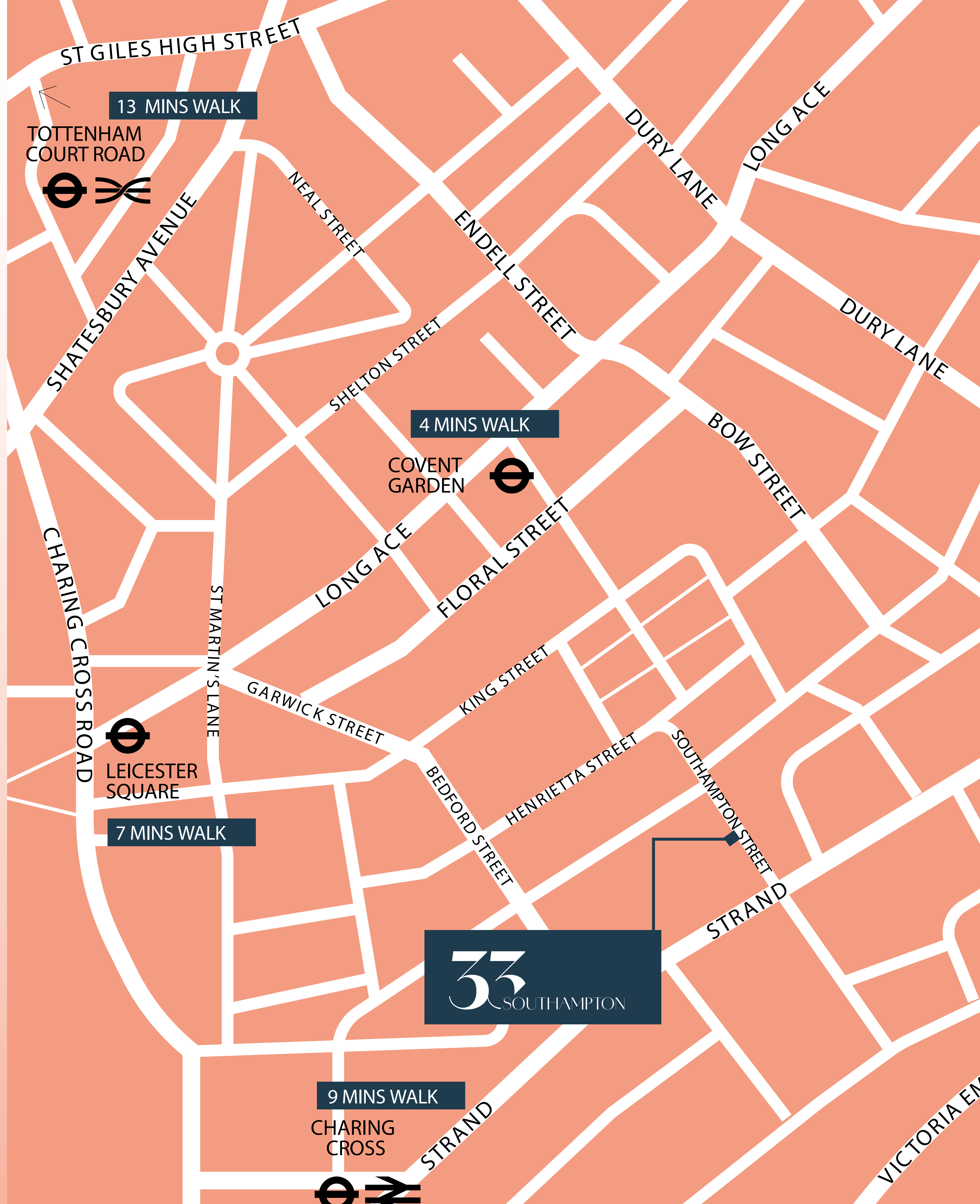
Gaucha



Covent Garden Piazza



Monmouth Street



Financials

FLOOR	2ND	3RD	4TH	TOTAL
SIZE (SQ FT)	403	523	443	1,369
QUOTING RENT (P A)	£29,218	£36,610	£29,903	£95,731
BUSINESS RATES (P A)	£7,714	£12,318	£9,951	£29,982
SERVICE CHARGE (P A)	TBC	TBC	TBC	TBC
ESTIMATED OCCUPANCY COST (P A)	£36,932	£48,928	£39,854	£125,713

In regard to business rates and service charge please be aware that these are approximate figures and should not be relied upon as such. All interested parties are advised to make their own enquires.



Description

This opportunity is arranged over 3 floors and can be taken fully self contained or as individual floor plates.

Each floor benefits from great front and rear natural light. There are 2 x WCs located on the 2nd Floor as well as shower. The floors are each fitted with a tea point, carpeted and benefits from comfort cooling (not tested).

Location

Situated at 33 Southampton, London, this property enjoys a prime location in one of the city's most sought-after areas. Offering excellent connectivity, it is within easy reach of key transport links, shopping districts, and renowned cultural attractions.

The vibrant neighborhood boasts a mix of historic charm and modern conveniences, with top-rated restaurants, parks, and business hubs just moments away. Whether for residential or commercial purposes, this location offers the perfect balance of convenience and lifestyle in the heart of London.

See map on next page.



33 SOUTHAMPTON

LEASE

New effective Full Repairing and Insuring lease(s) contracted outside the Landlord and Tenant Act 1954 is available direct from the landlord for a term to be agreed.

POSSESSION

Upon completion of legal formalities.

LEGAL COSTS

Each party is to be responsible for their own legal costs.

EPC C.

VAT TBC.

Anti-Money Laundering Regulations

In line with the regulatory Anti-Money Laundering requirements tenants and any beneficial owners with more than 25% vested interest will be asked to provide ID documents and Proof of Address. Further to this evidence of proof/ source of funds, showing how the transaction is going to be funded may be required.

Misrepresentation Act 1967.

These particulars are intended only to give a fair description of the property and do not form the basis of a contract or any part thereof. These descriptions and all other information are believed to be correct, but their accuracy is in no way guaranteed. March 2025.

CONTACT US

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