

Commercial Office Space

3,418 sq. ft. / 318 sq. m.

Newly refurbished, self-contained office in a prime Covent Garden location

TO LET

32 Parker Street, Covent Garden, London WC2B 5PH



LOCATION

Covent Garden is regarded as one of the prime London tourist locations, providing an abundance of boutique amenities.

The property is located at the heart of Covent Garden, occupying a prominent position fronting Parker Street, a short walk from Holborn, Covent Garden and Tottenham Court Road tube stations with access to the Central, Piccadilly and Elizabeth Line. Leicester Square and Tottenham Court Road tube stations are also accessible on foot and provide access to the Northern and Central lines.

TRANSPORT

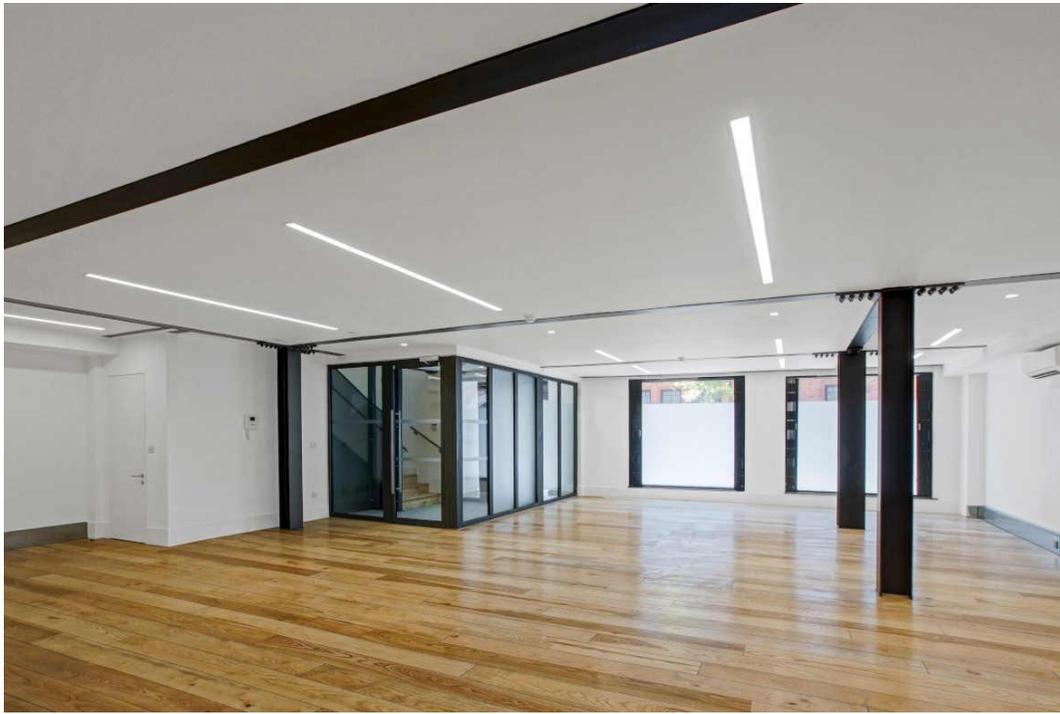
Holborn (Central and Piccadilly lines)

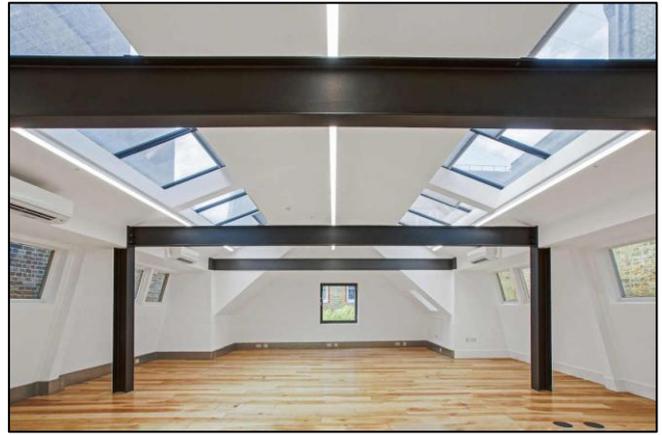
Covent Garden (Piccadilly line)

Temple (Circle and District lines)

Leicester Square (Northern and Piccadilly lines)

Tottenham Court Road (Elizabeth, Central and Northern lines)





DESCRIPTION

The former Paul Smith London HQ has been sympathetically refurbished to provide a stunning, high quality Grade A office space, incorporating its original exposed steel beams, combined with a warm timber floor and steel framed glazed doors to create a light, warm space that retains the industrial feel of the original building.

The building is arranged over three floors, the top floor benefits from excellent natural lighting with skylight windows across both elevations of the duo pitched roof.

The floors can be let out individually or as a whole building. Furniture and meeting rooms can also be provided by negotiation.

HIGHLIGHTS

- Prime Covent Garden location
- Brand newly refurbished
- High quality office space
- Original character features
- Excellent natural light
- Mitsubishi air conditioning and heating
- HQ opportunity – can be let floor-by-floor
- Bespoke fitout by negotiation

APPROXIMATE FLOOR AREAS

Floor	Sq. Ft.	Sq. M.
Second	936	87
First	1,351	126
Ground	1,131	105
Total	3,418	318

LEASE

A new flexible lease direct from the landlord.

RENT

Floor	Per Sq. Ft.	Per annum
Second	£59.50	£55,692.00
First	£59.50	£80,384.50
Ground	£59.50	£67,294.50
Total	£59.50	£203,371.00

SERVICE CHARGE

No service charge on a letting of the whole. In a multi-let scenario the service charge is to be established.

BUSINESS RATES

Floor	Per Sq. Ft.	Per annum
Total	£22.94	£78,400.00

Interested parties must contact The London Borough of Camden to satisfy themselves to the accuracy of these figures.

EPC

Rated B

PLEASE CONTACT

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