

**THE
SAIL
LOFT**

**81A ENDELL
STREET**

COVENT GARDEN
LONDON WC2H 9DX

FIRST FLOOR

RIB

ROBERT IRVING BURNS

 HanoverGreen

TO LET

UNIQUE CREATIVE OFFICE SPACE

CLASS E BUILDING (SUITABLE FOR
OFFICES, RETAIL, CLINICS, LEISURE ETC.)

FIRST FLOOR

659 SQ.FT

PLEASE NOTE THAT OTHER FLOORS ARE AVAILABLE



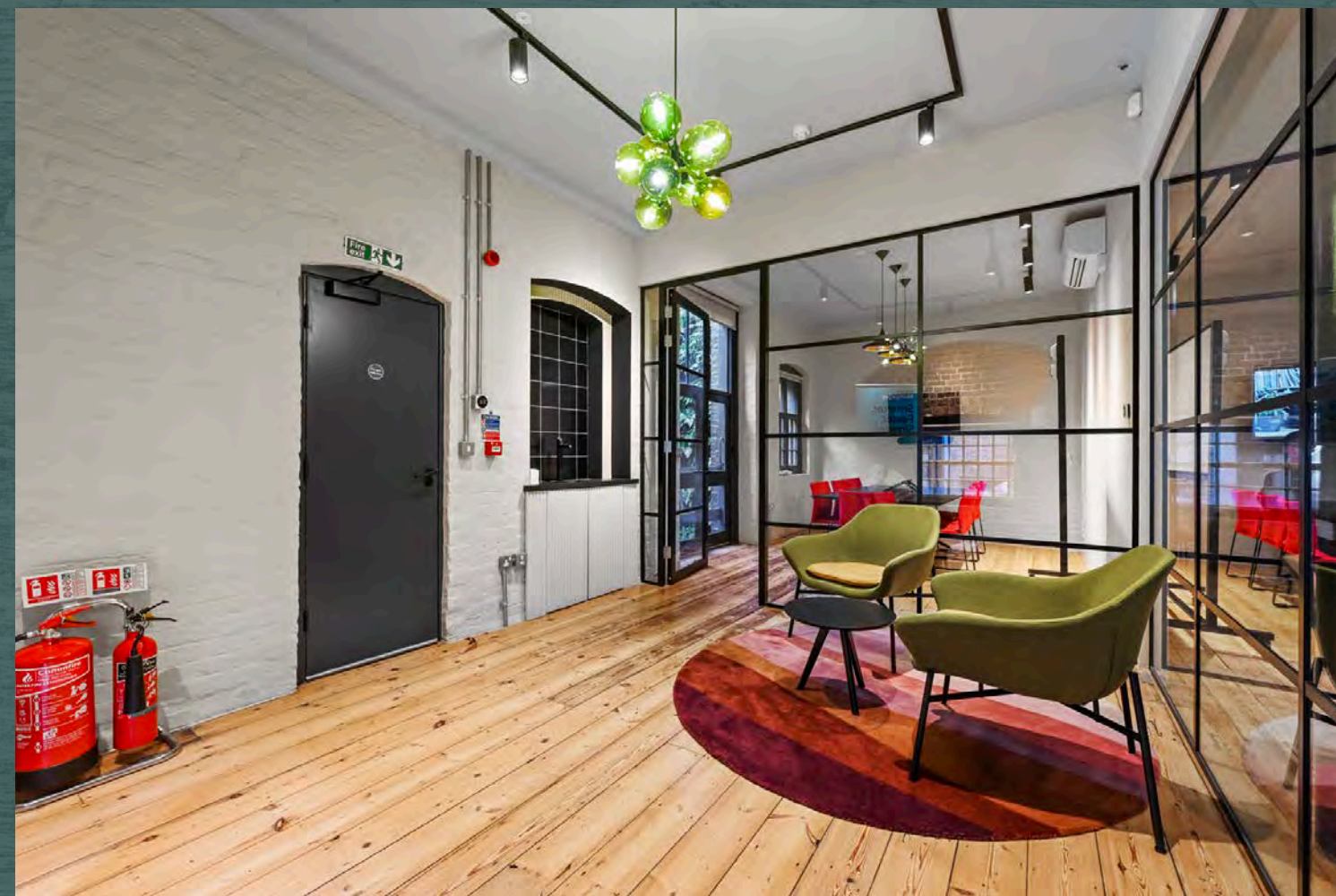
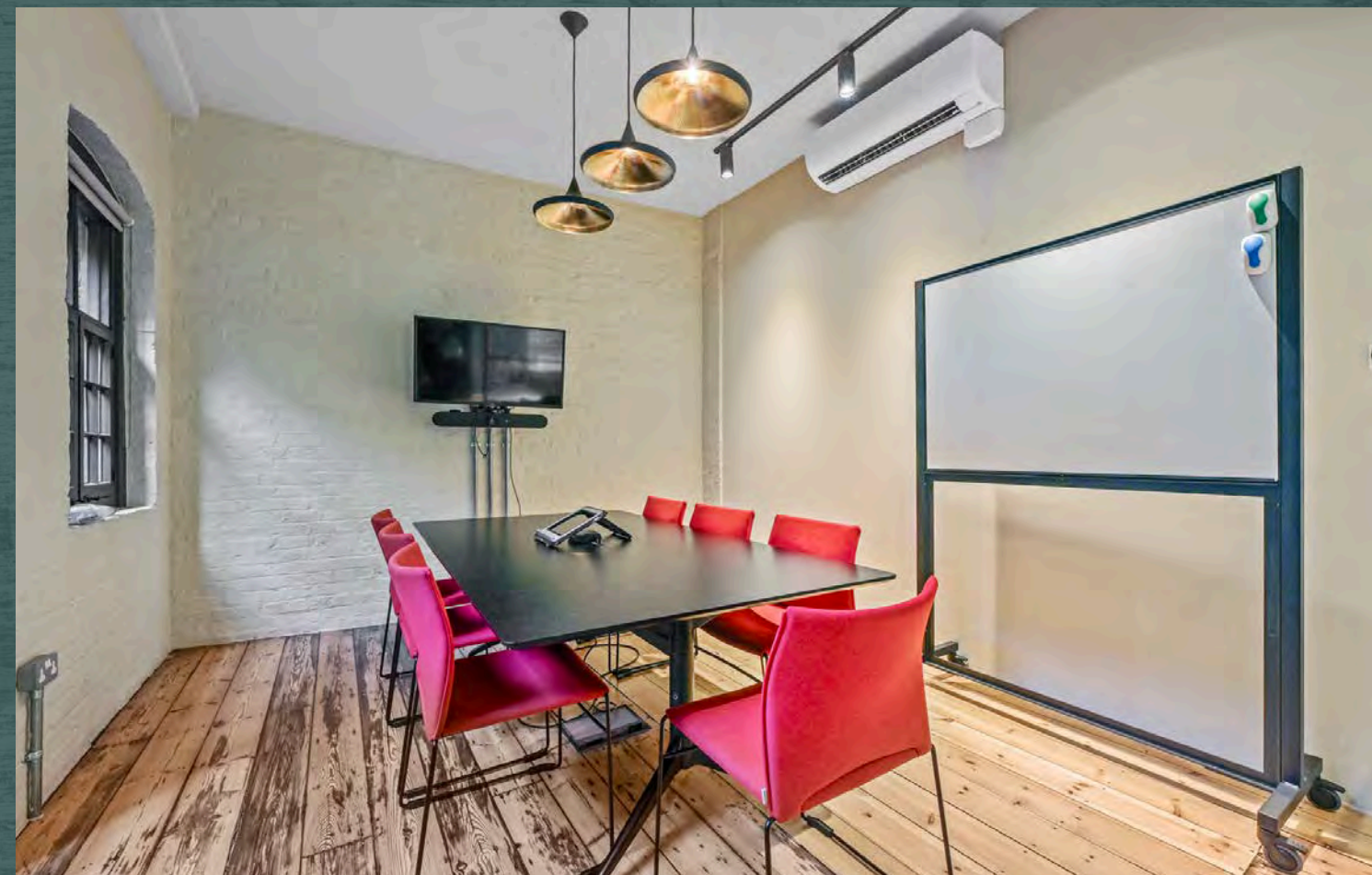
DESCRIPTION

The newly branded "Sail Loft" has recently been refurbished to an excellent standard. The building is awash with heritage having previously served as a Covent Garden Bakery. 81 Endell Street toward the front was famously the location of The Caravan Club, a gay and lesbian-friendly club in the 1930s. This self-contained property is set back from Endell Street itself and accessed via a gated, newly cobbled pedestrianised walkway. This leads to a small private courtyard prior to entering the building. The property is arranged over a Basement, Ground, First, Second and Third floors. The refurbishment has sensitively retained industrial warehouse features throughout. There is spot lighting, newly sanded and varnished timber floors, sandblasted and exposed brick walls, comfort cooling and 4 WCs (including shower on the lower ground floor).

DATA SPECIFICATIONS

Openreach installed a line to the building that accommodated connectivity of 1GBps. This agreement to be terminated on exit. There are two Ubiquiti (Unifi) UAP AC Pro [Access Points] installed on two separate floors, which will remain in place. There are network ports installed for ethernet connections on most floors to provide wired ethernet access. The network cabling for all these ends on the ground floor, near the internal cupboard, which is also the point for the Openreach supplied line.





FINANCES

	Total
Total Size (sq.ft.)	659
Quoting Rent (p.a.) excl.	£36,245
Service Charge	TBC
Estimated Rates Payable (p.a.)	£20,003
Estimated Occupancy Cost excl. (p.a.)	£56,248

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.

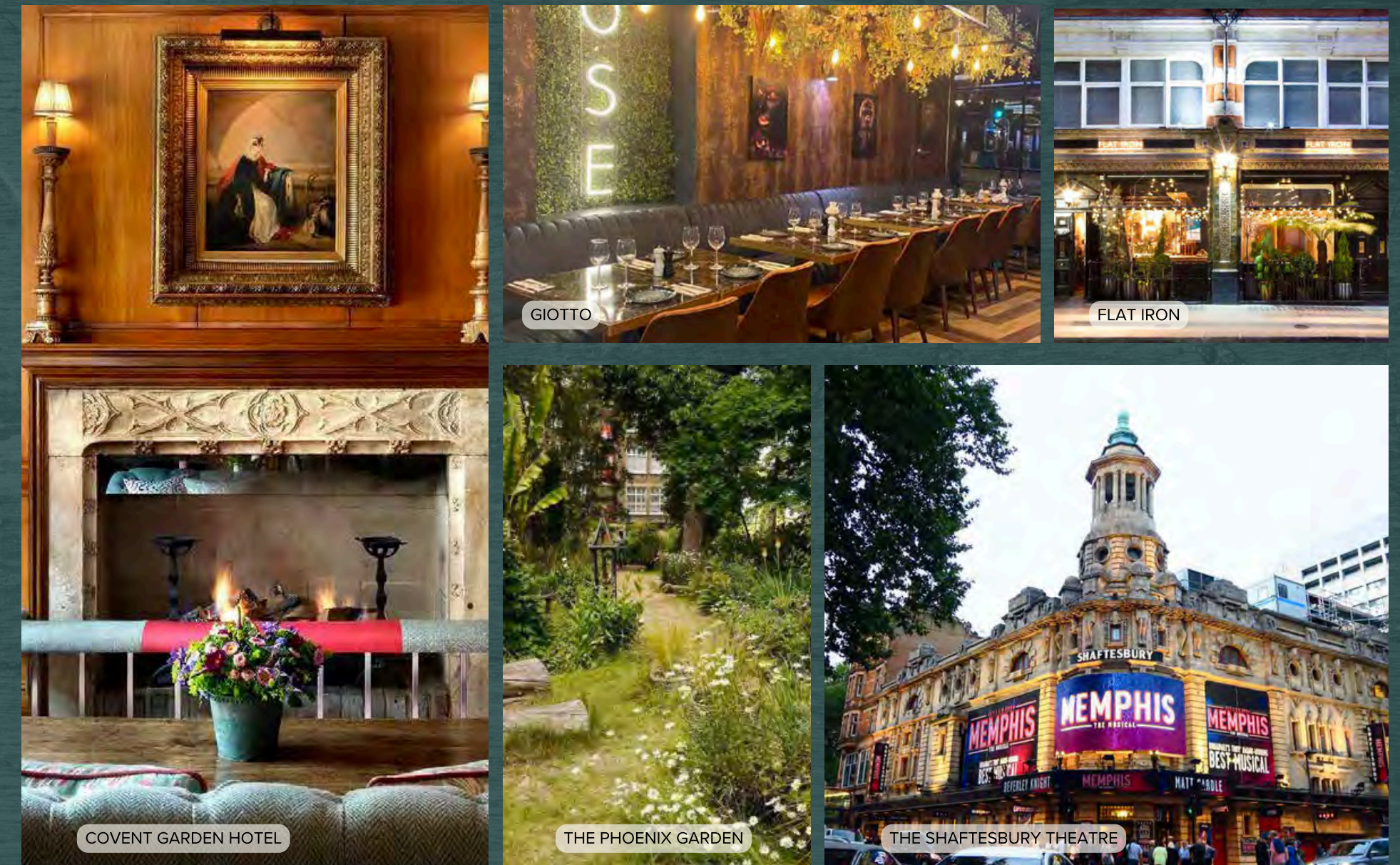
AMENITIES

- Comfort Cooling
- Spot Lighting
- Fibre Connection
- Multi-Use Hot Tap
- Newly Refurbished
- Shared Courtyard
- Natural Light (2 sides)
- 2 x Large Crittal Meeting Rooms
- Timber Flooring
- 1 WC
- Period Features

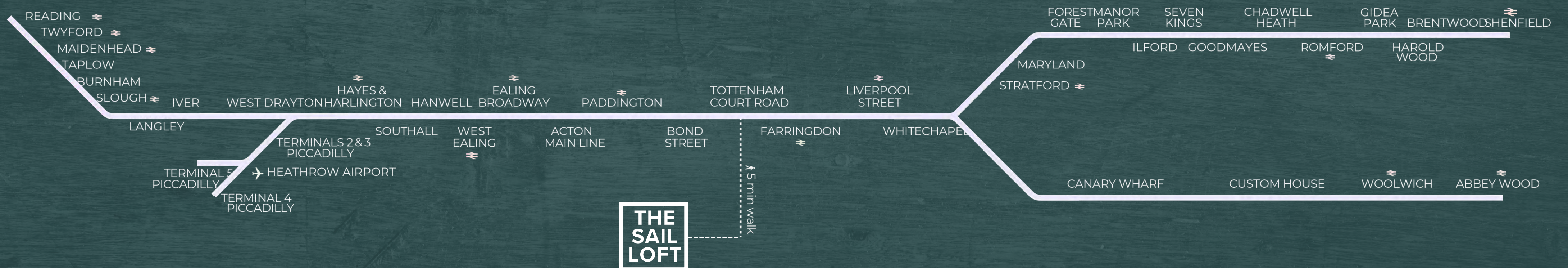
LOCATION

The property is located on the west side of Endell Street close to High Holborn and Princes Circus and is located within the London Borough of Camden. The surrounding area is renowned for its theatre, restaurant and leisure scene.

The property benefits from excellent communications with Covent Garden, Tottenham Court Road and Holborn Underground Stations within close proximity



ELIZABETH LINE



FLOOR PLAN

Not to scale. For indicative purposes only.



FIRST 659 SQ.FT

LEASE

A new effective Full Repairing and Insuring lease 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

31 B

FLOOR PLANS

Available on request.

VAT

The building is elected for VAT.

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.

April 2026.

CONTACTS

Jim Clarke

020 7927 0631

Jim@rib.co.uk

Matthew Mullan

0207 927 0622

Matthewm@rib.co.uk

Thomas D'arcy

020 7927 0648

Thomas@rib.co.uk

JOINT AGENT:

Guy Milne

07775 897 919

gmilne@hanovergreen.co.uk

George Brewster

07745 606 874

gbrewster@hanovergreen.co.uk

RIB

ROBERT IRVING BURNS

 **HanoverGreen**