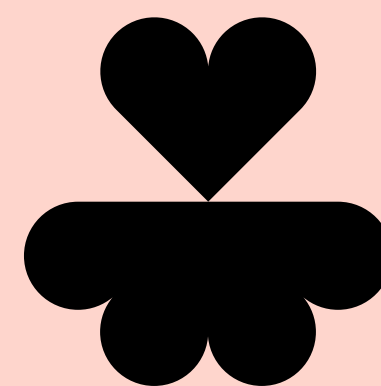
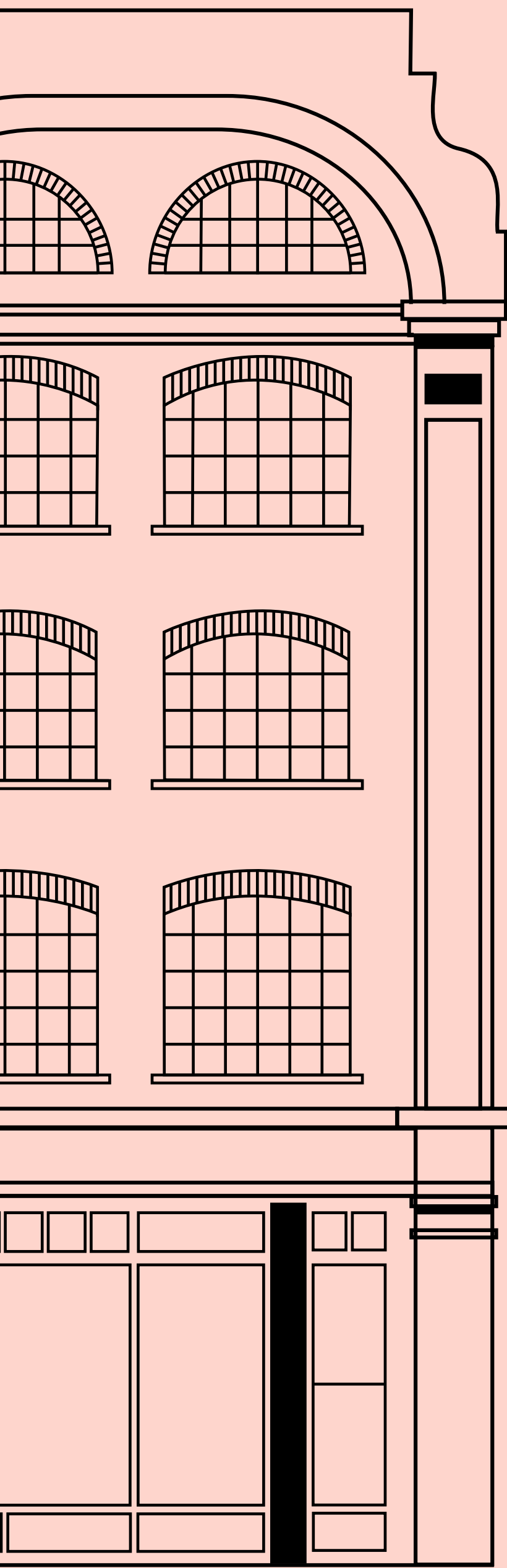




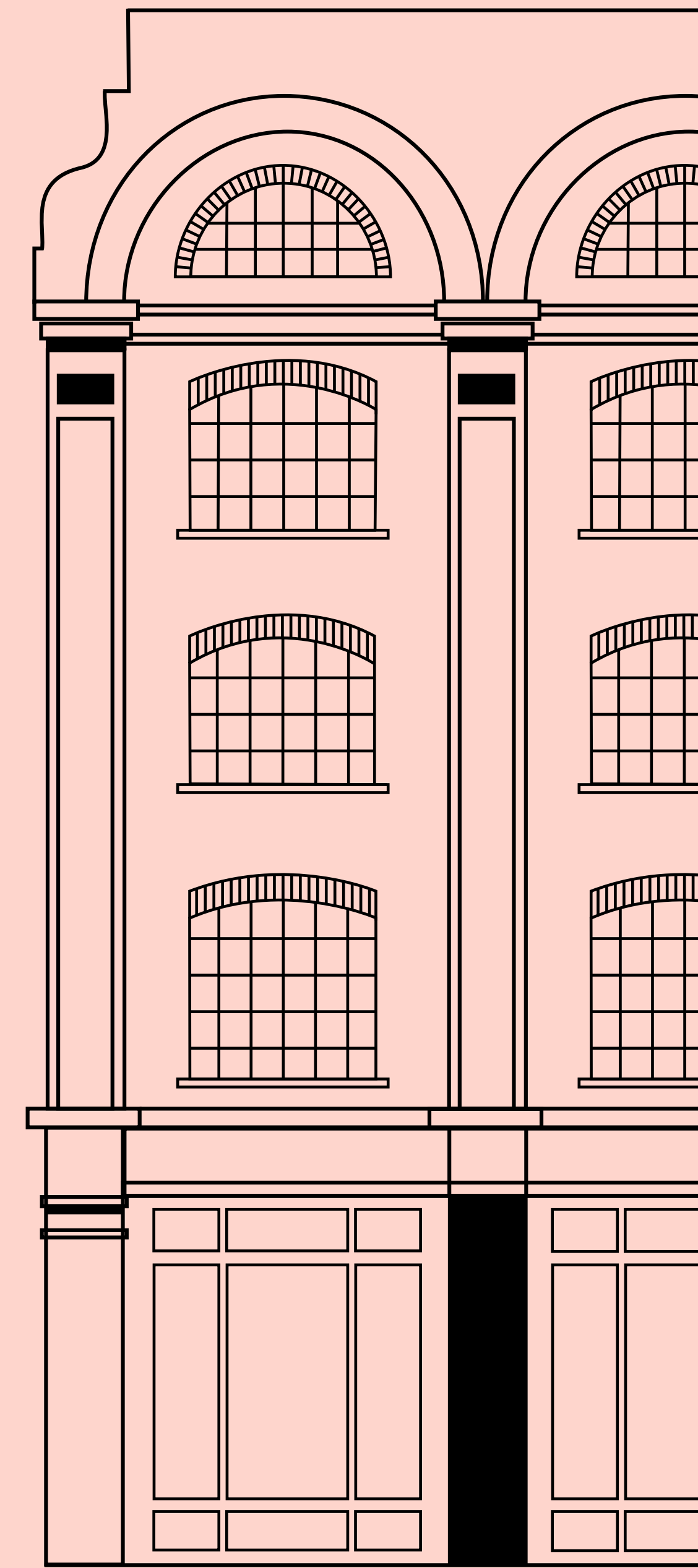
No 50

FLORAL STREET

12,378 SQ FT WORKSPACES IN
THE HEART OF COVENT GARDEN



FLORAL
QUARTER





Grow your business in Covent Garden





INTRODUCTION

The best seat in Covent Garden

Situated in the heart of Covent Garden, 50 Floral Street offers 12,378 sq ft of bright, industrial-style office space. This five-story former warehouse retains its original charm, featuring large arched windows and a restored lift system. The floors deliver high-quality, fully fitted and furnished workspace, complete with exposed brick walls, blending character with modern functionality.



HISTORY

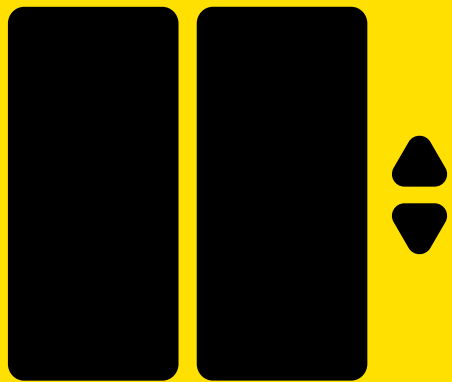
Covent Garden's creative heartbeat

In May 1919, Pablo Picasso set up a studio here to collaborate with Sergei Diaghilev's Ballets Russes. It was at this address that Picasso crafted the groundbreaking sets and costumes for "The Three-Cornered Hat," a fusion of avant-garde vision and Andalusian tradition, which premiered on 22 July 1919.

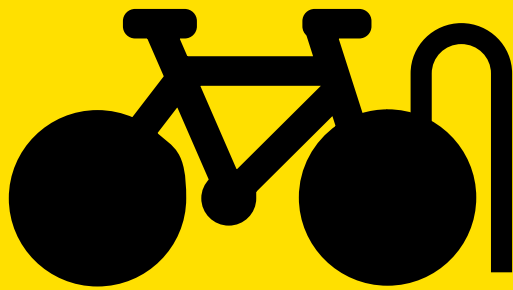
Diaghilev
1919



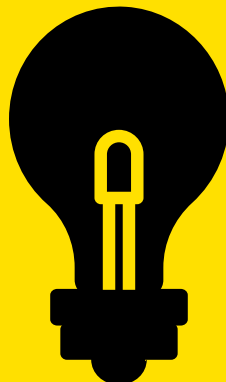
SPECIFICATION



PASSENGER
LIFT



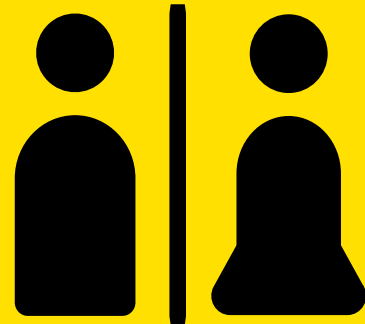
2 TIER CYCLE SPACES
& 18 STORAGE LOCKERS



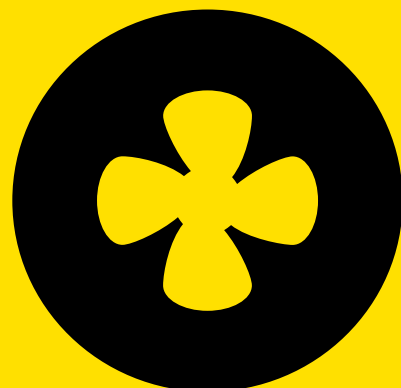
LED
LIGHTING



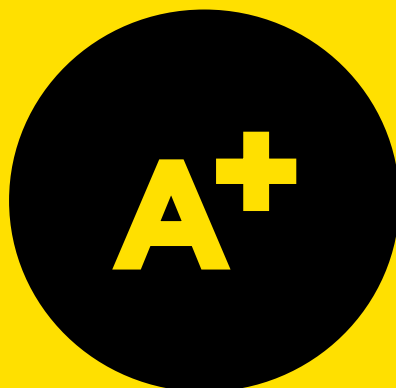
PRIVATE
ROOF TERRACES



9 WC &
3 SHOWERS



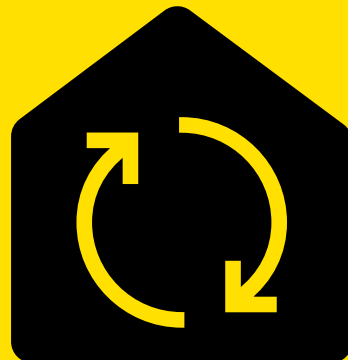
VRF AIR
CONDITIONING



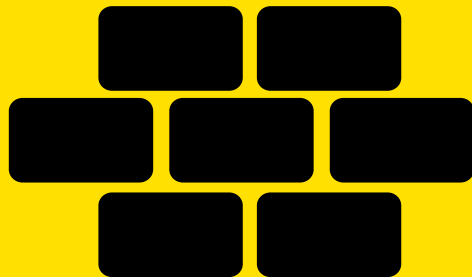
NEW GRADE A
ACCOMMODATION



FULL RAISED
ACCESS FLOORS



COMPREHENSIVE
REFURBISHMENT



EXPOSED ORIGINAL
BRICKWORK

ESG CRED

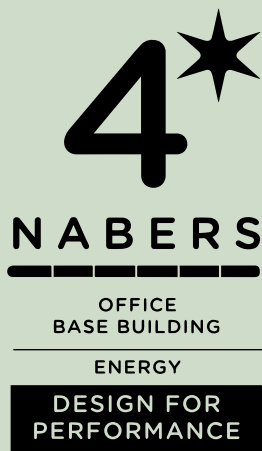


WELL GOLD
TARGETED

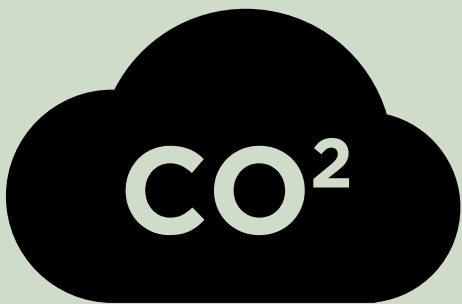


WiredScore
PLATINUM

WIREDSCORE
PLATINUM



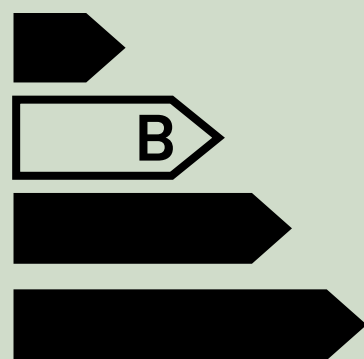
NABERS DESIGN
REVIEWED TARGET
RATING OF 4*



NET CARBON ZERO
IN OPERATION
ACHIEVABLE



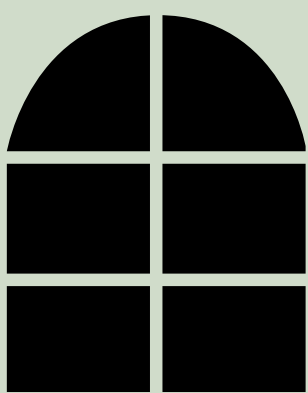
BREEAM EXCELLENT
TARGETED



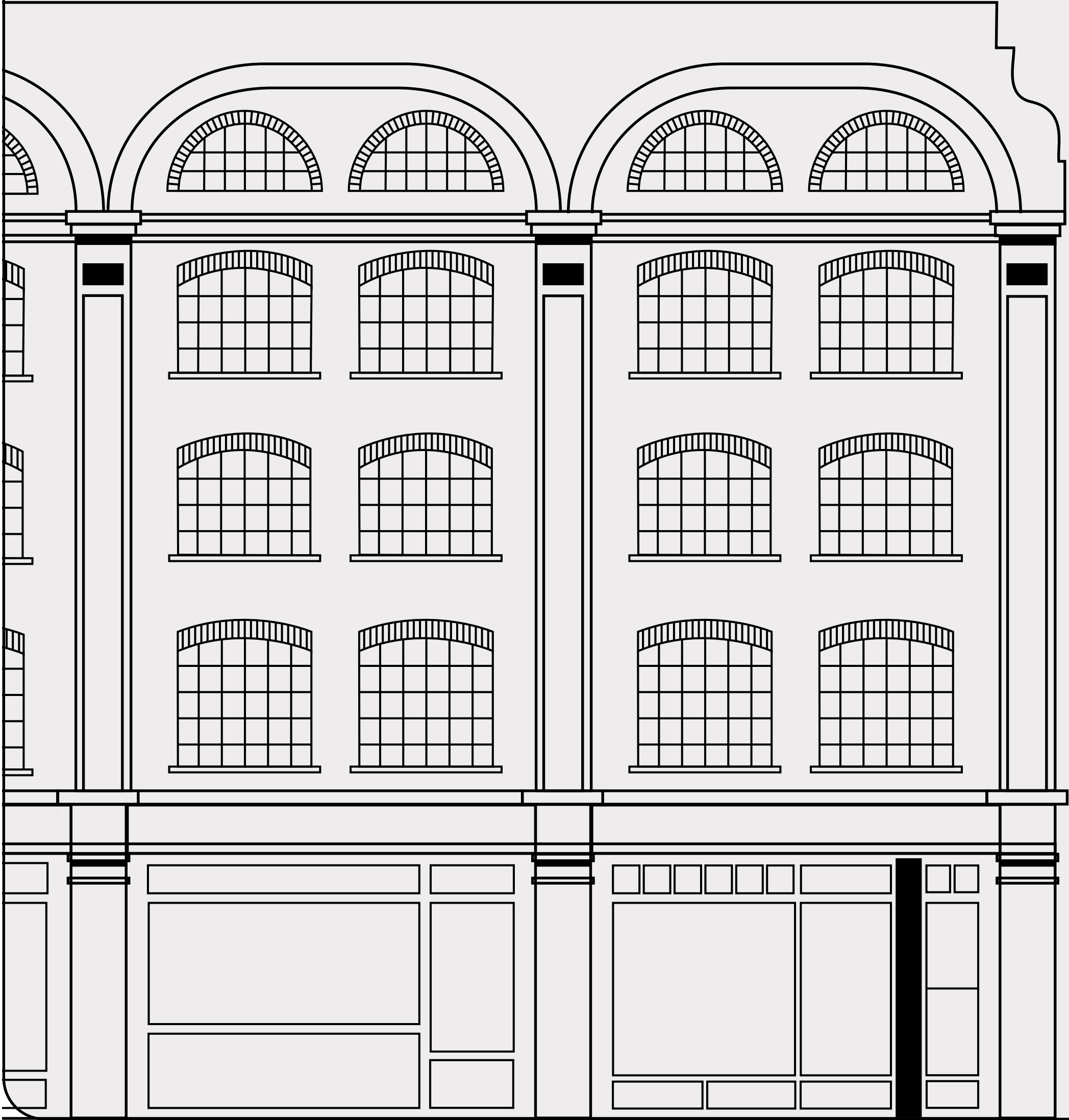
RATING OF EPC B
TARGETED



FULLY ELECTRIC
BUILDING



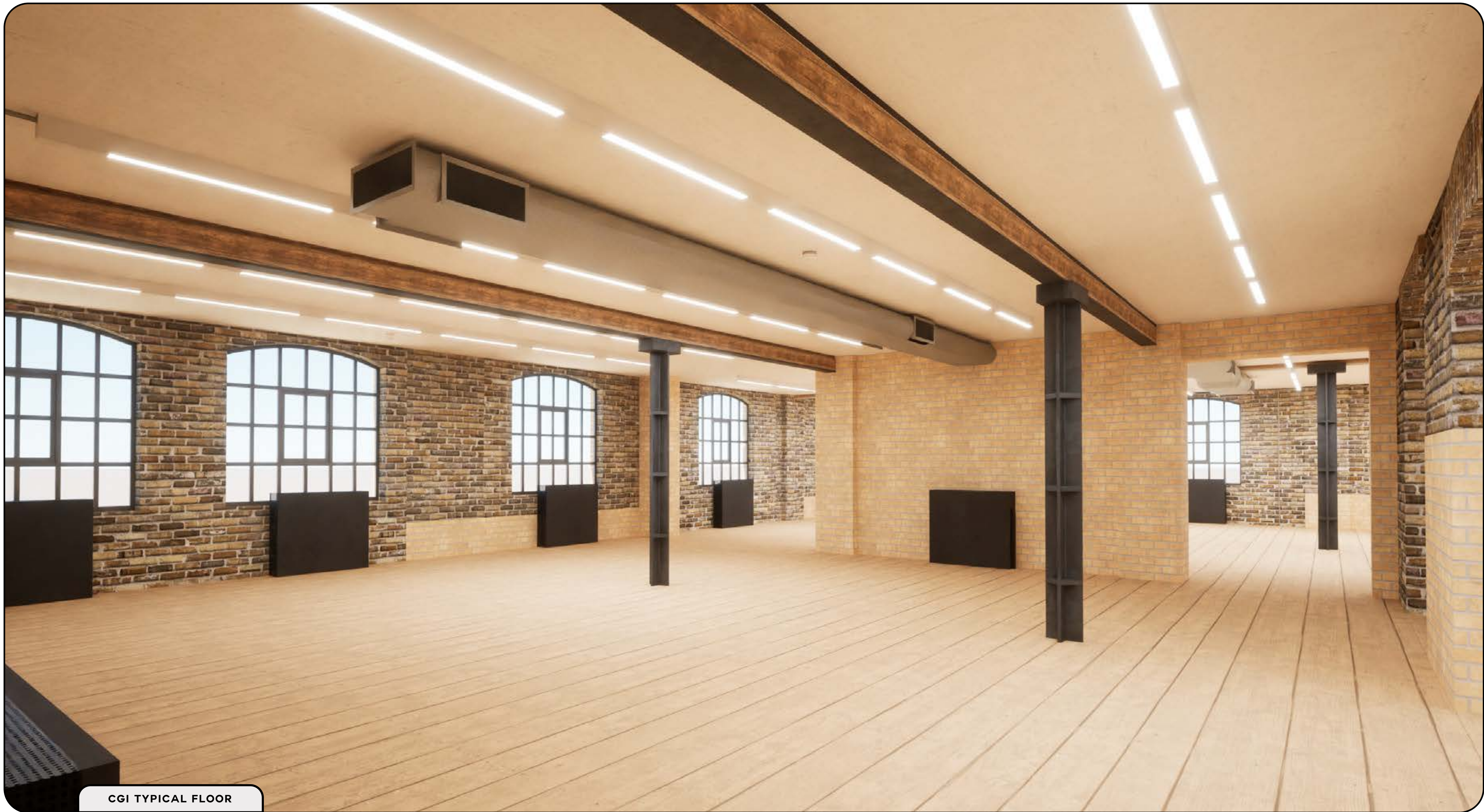
OLD CHITAL WINDOWS
RECYCLED INTO
BATHROOM MIRRORS



FLOOR PLANS

Size up!

FLOOR	SQ FT	SQ M
GROUND	581	54
FIRST	3,154	293
SECOND	2,987	278
THIRD	3,030	282
FOURTH	2,626	244
TOTAL	12,378	1,151



CGI TYPICAL FLOOR



CGI FOURTH FLOOR

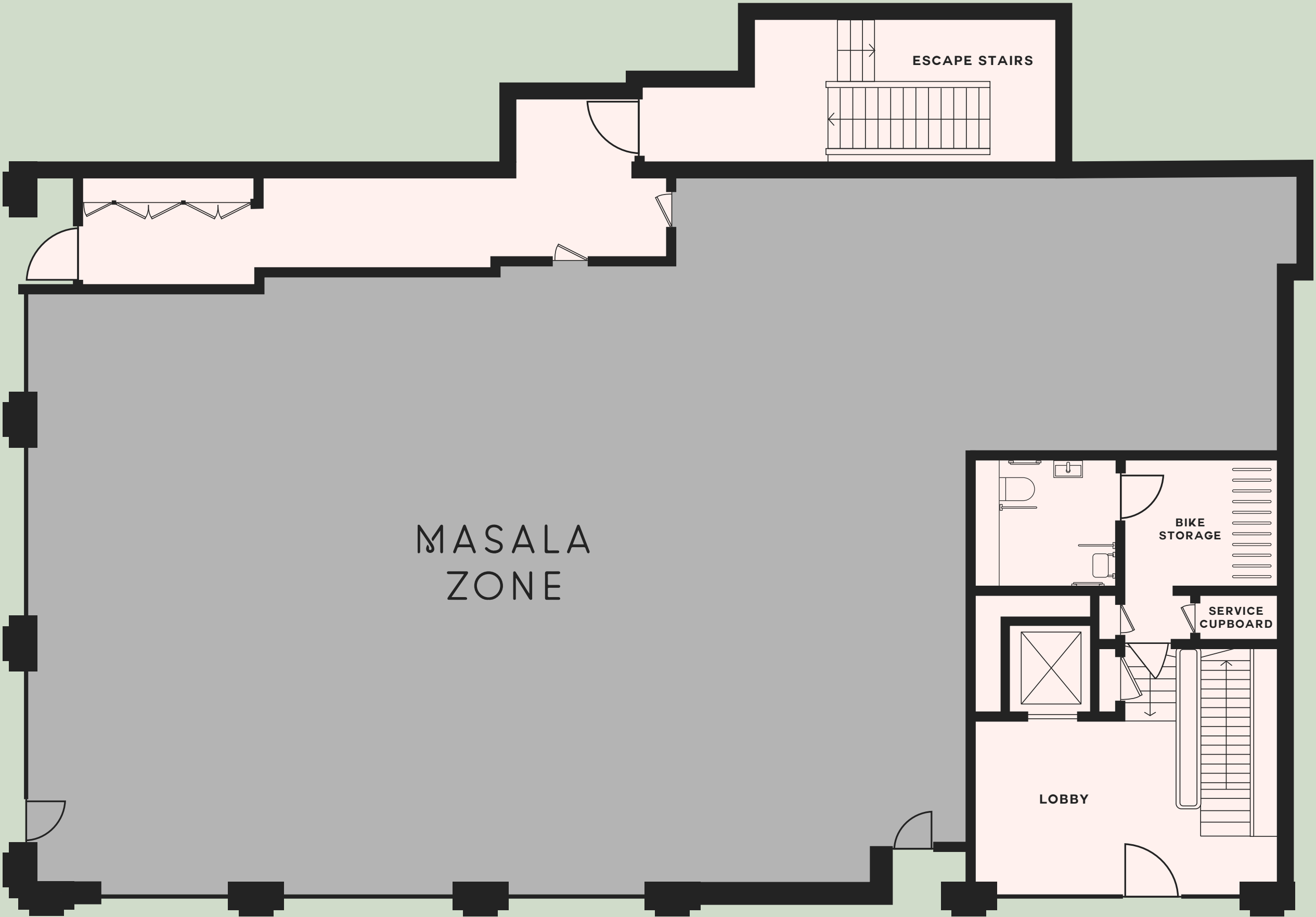
GROUND FLOOR

N ↗

581 Sq ft | 54 Sq m

○ RESTAURANT ○ CORE

HANOVER PLACE



FLORAL STREET

FIRST FLOOR

N ↗

3,154 Sq ft | 293 Sq m

○ OFFICE SPACE ○ CORE



SECOND FLOOR



2,987 Sq ft | 278 Sq m

OFFICE SPACE CORE TERRACE

HANOVER PLACE



FLORAL STREET

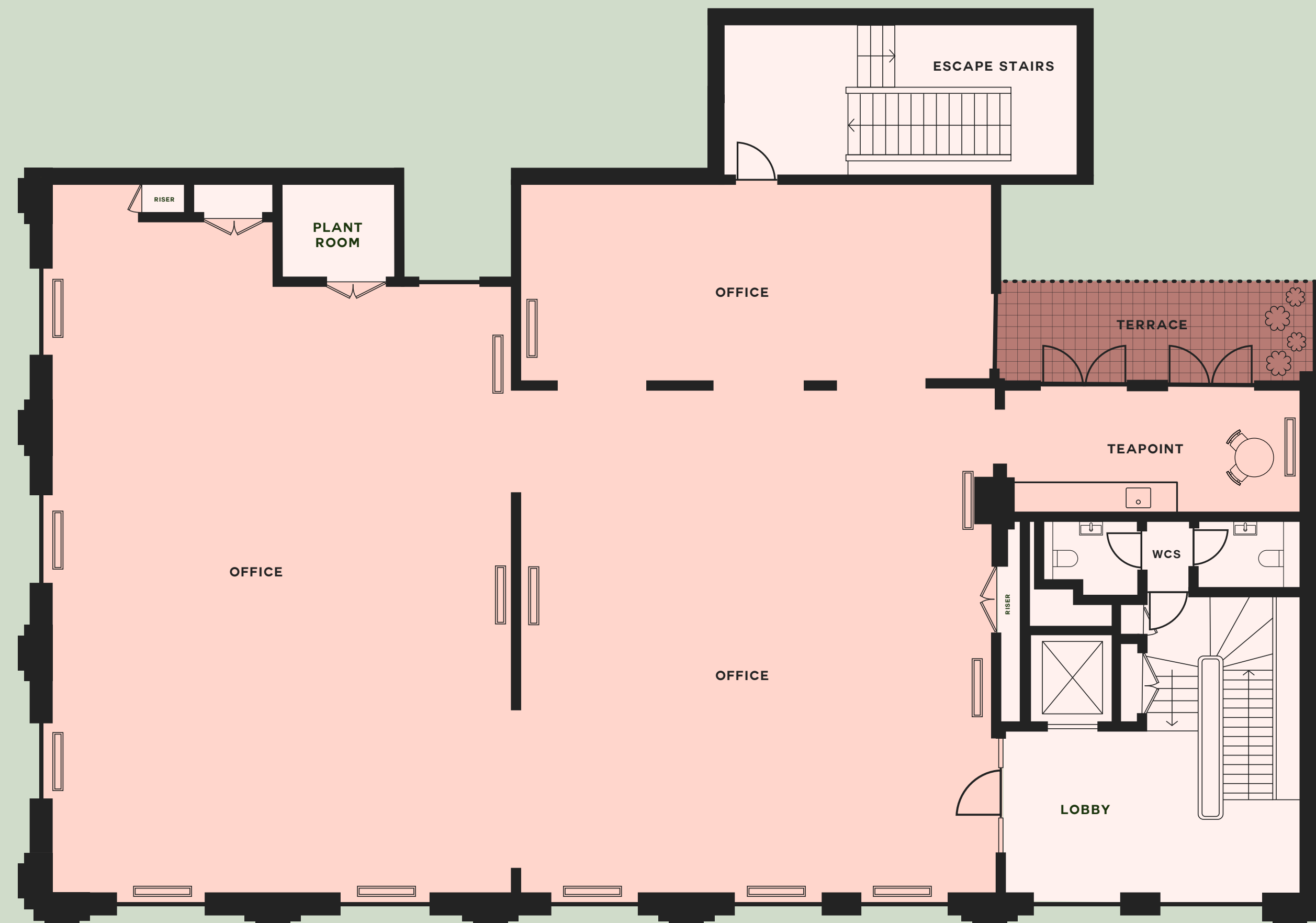
THIRD FLOOR

N ↗

3,030 Sq ft | 282 Sq m

○ OFFICE SPACE ○ CORE ● TERRACE

HANOVER PLACE



FLORAL STREET

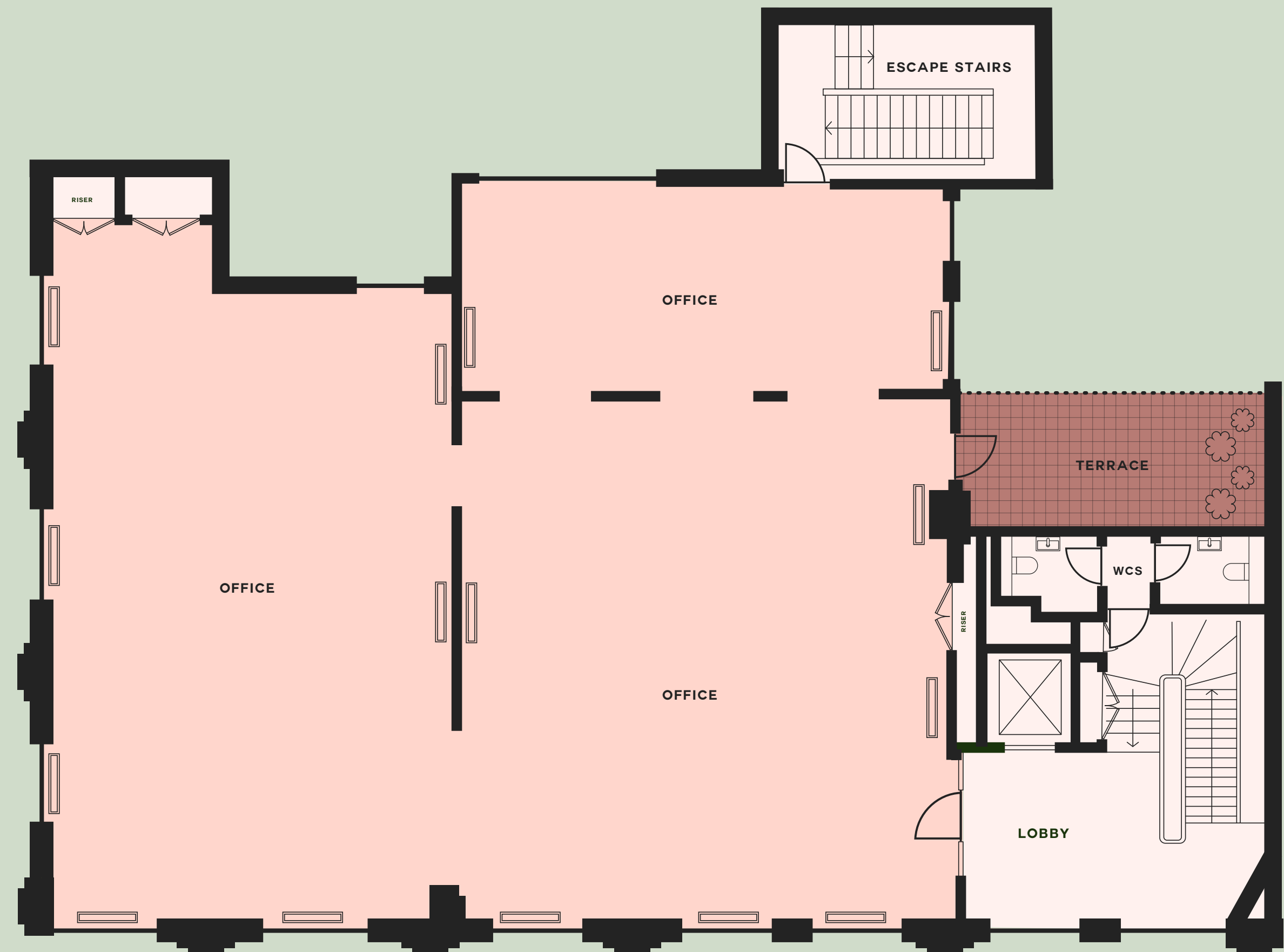
FOURTH FLOOR

N ↗

2,626 Sq ft | 244 Sq m

○ OFFICE SPACE ○ CORE ● TERRACE

HANOVER PLACE



FLORAL STREET



LOCAL AMENITIES

Vibrant at heart

© DISHOOM

50 FLORAL ST.

BUILDING

SPEC & ESG

FLOOR PLANS

LOCATION

17





© STICKS N SUSHI



© BALTHAZAR LONDON

The best of Covent Garden

FOOD & DRINK

- 1. AVE MARIO
- 2. STICKS'N'SUSHI
- 3. RULES
- 4. DISHOOM
- 5. HAWKSMOOR
- 6. BALTHAZAR
- 7. BLACKLOCK
- 8. MR FOGG'S TAVERN
- 9. BARRAFINA
- 10. ROKA
- 11. SOHO HOUSE
- 12. THE DELAUNAY
- 13. FISHWORKS FOOD
- 14. CHRISTOPHER'S

WELLNESS

- 15. VIRGIN ACTIVE
- 16. PELOTON STUDIOS
- 17. JUBILEE HALL GYM
- 18. NUFFIELD HEALTH

SHOPPING

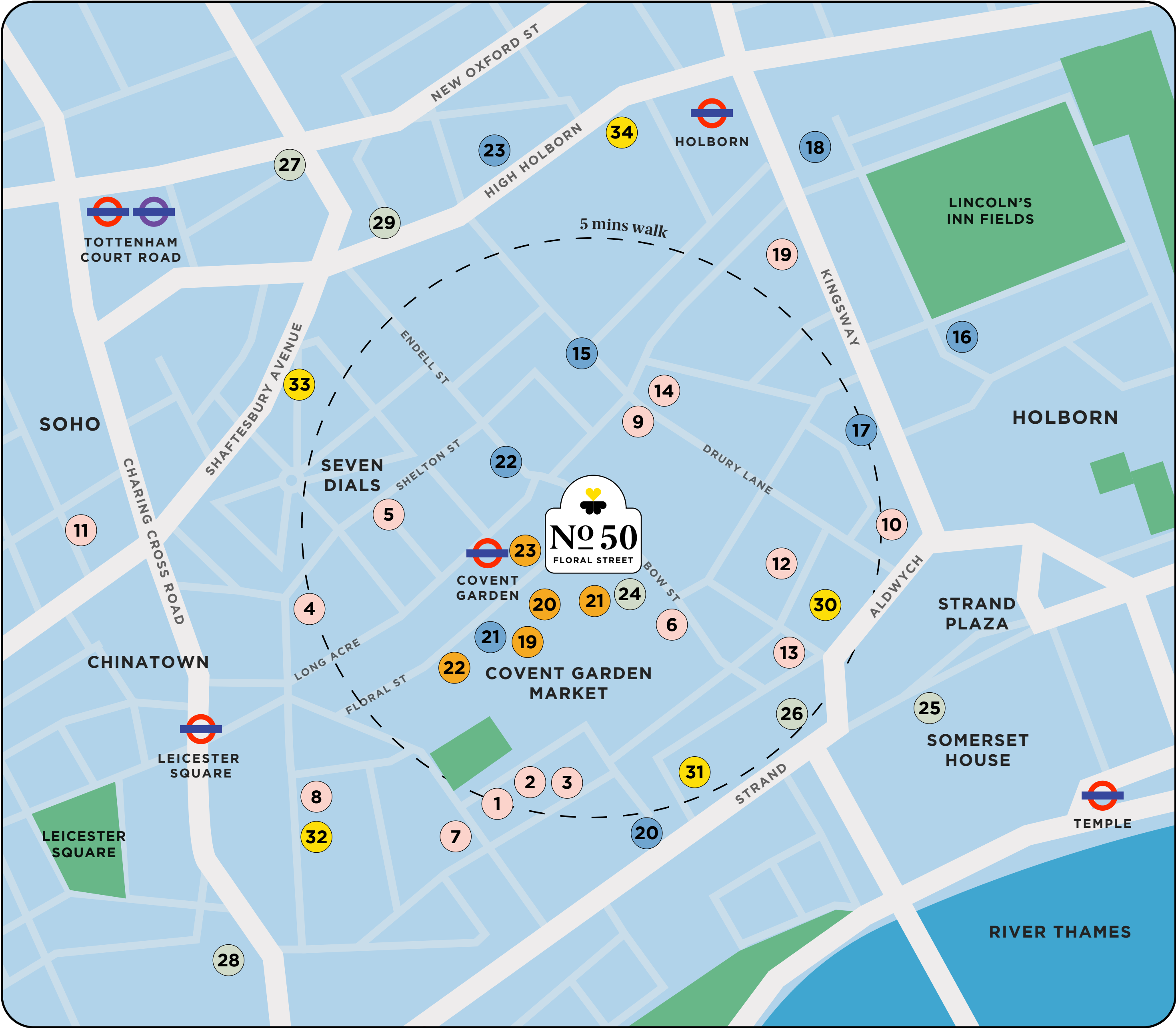
- 19. APPLE
- 20.HOKA
- 21. MULBERRY
- 22. GANNI
- 23. TIFFANY & CO.

ENTERTAINMENT

- 24.ROYAL OPERA HOUSE
- 25.THE COURTAULD GALLERY
- 26.LYCEUM THEATRE
- 27.FLIGHT CLUB
- 28.THE NATIONAL GALLERY
- 29.THE SHAFTESBURY THEATRE

HOTELS

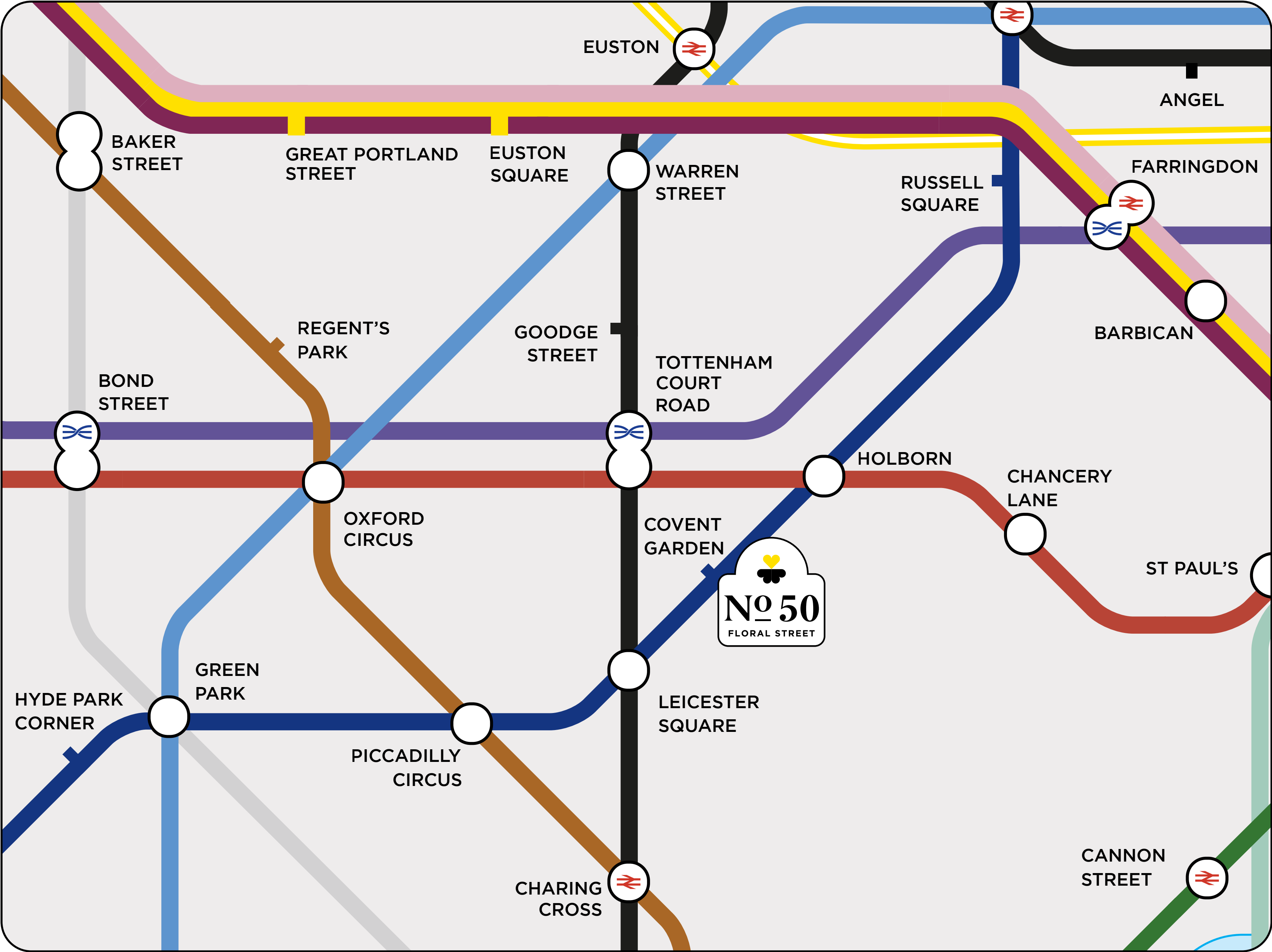
- 30.THE WALDORF HILTON
- 31. STRAND PALACE
- 32. ST MARTINS LANE
- 33. COVENT GARDEN HOTEL
- 34.THE HOXTON



CONNECTIONS

From 50 Floral Street

COVENT GARDEN	 1 MIN
GREEN PARK	4 MINS
KING'S CROSS/ST. PANCRAS	5 MINS
VICTORIA	8 MINS
LEICESTER SQUARE	 7 MINS
WATERLOO	3 MINS
EUSTON	6 MINS
LONDON BRIDGE	10 MINS
TOTTENHAM COURT ROAD	 9 MINS
LIVERPOOL STREET	6 MINS
PADDINGTON	6 MINS
HEATHROW	33 MINS





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