

EXCEL COURT - 25 WHITCOMB
STREET
Covent Garden



LDG









HIGHLIGHTS

- Bright Self-Contained Modern Workspace
- Impressive Tranquil Courtyard Location
- Private Entrance
- Good Natural Light
- Wood Flooring
- Air-Conditioning
- Cable Management System
- Refurbished Kitchenette
- Fibre
- Cloakrooms

DESCRIPTION

Located within a beautiful and tranquil green courtyard, which almost seems foreign for Central London, the self-contained workspace provides bright modern offices with a private entrance, wood flooring and air-conditioning. The premises has a private room perfect for a meeting room or large editing suite.

FURNITURE

The existing furniture can be included.

WHEN CAN YOU MOVE IN?

Immediately, subject to contract

LEASE

A new lease is available directly with the Landlord. The lease will be contracted outside the Landlord and Tenant Act.

VIEWINGS

We believe a property is best seen in person - contact us for a viewing, so we can walk you through how great this space is.

USE

Class E – Suitable for offices, medical and educational uses.

CONNECTIVITY

The building benefits from fibre. Further information is available upon request.

COMMUTE

Piccadilly - 5 mins.
Charing Cross - 6 mins.
Covent Garden - 9mins.
Leicester Square - 4 mins.
Embankment - 11 mins.
Tottenham Court Road - 11 mins.

PARKING

JustPark - 1 min.

FOODIE HOTSPOTS

Whitcomb's at The Londoner - Eat Tokyo
Orsini - O'Be Joyful

LIQUID LUNCH

Squares (Thistle Trafalgar Square) - The Harp
The Punch & Judy - The Lamb & Flag

A STRETCH AWAY

The Londoner - Fitness First
Nuffield Health Covent Garden Fitness &
Wellbeing - Oasis Sports Centre

Excel Court - 25 Whitcomb Street



Demise	Size	Rent	Rates Payable	Service charge	Total month	Total year	Availability
Lower Ground	884 sq ft	£32,000 /annum	£9,530.90 /annum	£4,500 /annum	£3,835.91	£46,030.90	Available
Total					£3,835.91	£46,030.90	

Ready to talk?



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