

THE VAULTS - HOBHOUSE COURT, 3- 5 WHITCOMB STREET

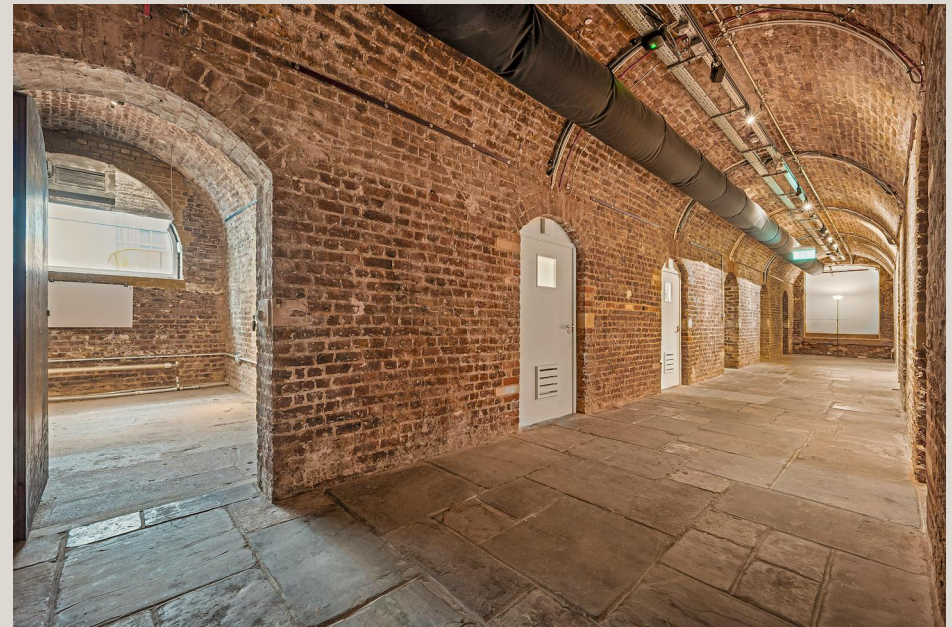
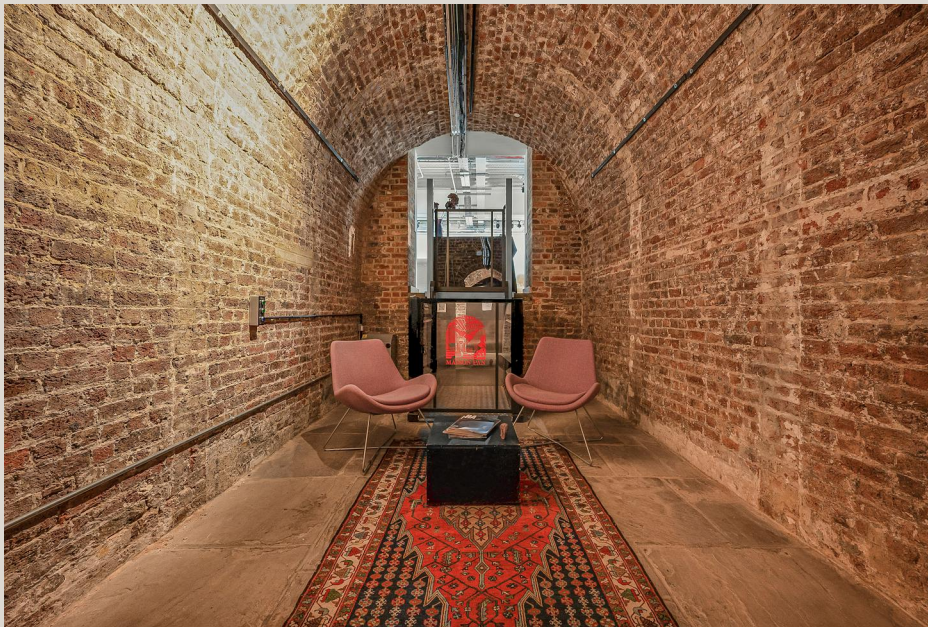
Covent Garden



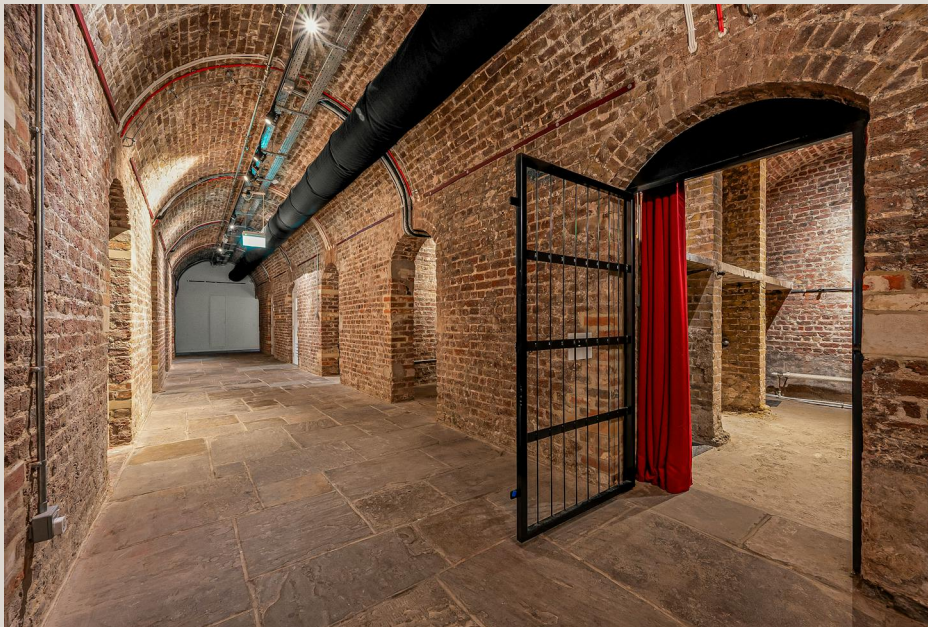
LDG



The Vaults - Hobhouse Court, 3-5 Whitcomb Street



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DESCRIPTION

The Vaults at Hobhouse Court is a remarkable Grade II listed location. What was once Royal wine cellars, is now a characterful venue located within the gated development with onsite concierge. The premises has previously been occupied by a gallery, but could be suitable for a range of uses from offices to wellness or leisure. From the historic architecture, to the landscaped garden in front of the entrance, this is a space which is guaranteed to be remembered - perfect for a destination business.

HIGHLIGHTS

- Gated Courtyard Location
- 3.6m Ceiling Height
- Exposed Ceiling Mounted Steel Services
- Retained Historical Features
- Grade II listed building
- Exposed Brickwork Throughout
- Multiple Private Rooms
- On Site Concierge
- Access To Water & Waste
- Air-conditioning (not tested)
- Dedicated Passenger Lift

USE

Class e planning - suitable for showroom, galleries, offices, wellness and medical and retail, to name a few.

LEASE

New lease, term to be agreed, directly with the Freeholder.

Business Rates have been estimated.

WHEN CAN YOU MOVE IN?

Immediately, subject to contract.

VAT

This building is elected for VAT.

DDA COMPLIANCE

If you have any questions about disabled access suitability, please do reach out to us.

CONNECTIVITY

We understand the development benefits from fibre suppliers.

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.

COMMUTE

Charing Cross - 5 mins
Piccadilly Circus - 5 mins
Leicester Square - 5 mins
Covent Garden - 9 mins

PARKING

Just Park - 1 min.

FOODIE HOTSPOTS

- Fallow - O'Ver
- Panton Yokochi - Pret A Manger

LIQUID LUNCH

- All Bar One - The Coach House
- Tom Cribb - Brumus Bar

A STRETCH AWAY

- PureGym - Nordic Balance
- Third Space - Tens Health

FURTHER INFORMATION

EPC & other reports are available upon request.

CONTACT

Please contact LDG (0207 580 1010) or our joint agents Forge (Amy 0207 190 9801) for viewings.

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Demise	sq ft	Rent	Rates Payable	Service charge	Total month	Total year	Availability
Lower Ground	2,756	£70,000 /annum	£41,190 /annum	£29,000 /annum	£11,682.50	£140,190	Available
Total	2,756				£11,682.50	£140,190	

Ready to talk?



HARRY
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