

# BLUEBOOK



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**Address.**

Weaver, WC2H

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**Size.**

4,810 sq ft

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Overview.

Newly refurbished, characterful self-contained workspace with a dedicated ground floor entrance in Covent Garden and connected to The Yards

Specification.

Self contained entrance, Double height reception, characterful Exposed brickwork, Demised WCs and shower, New air conditioning, New passenger lift, 1x 8-10 person meeting room, Fibre enabled, New feature staircase.

Financials.

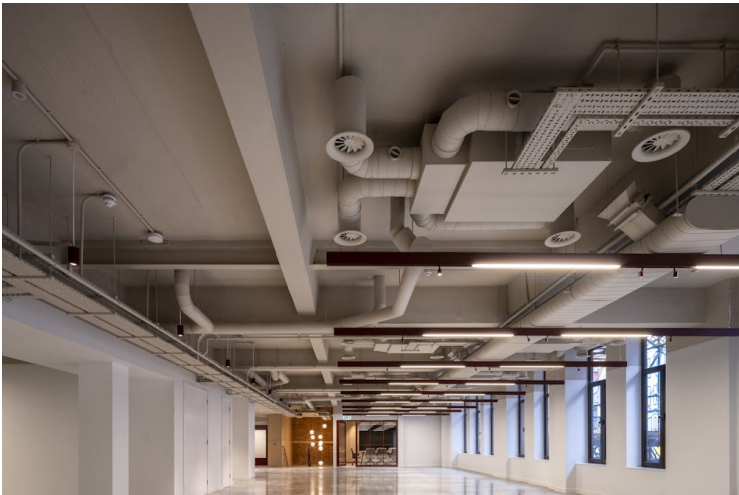
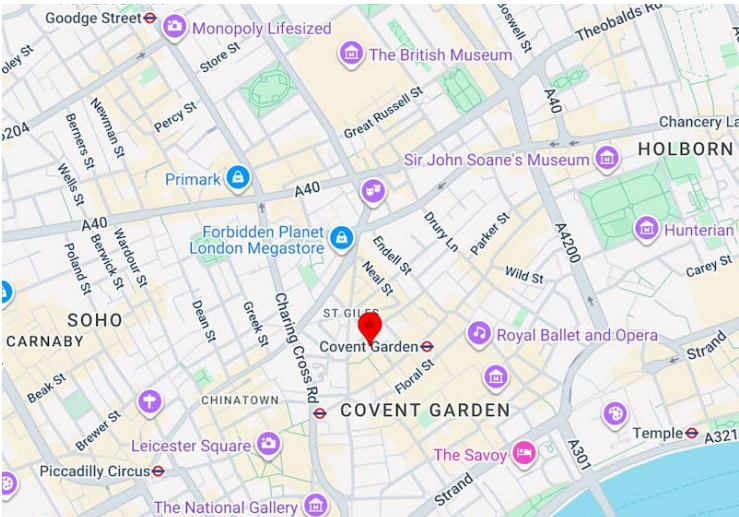
Rent	£450,000 per annum
Rates Payable	£37.40 per sq ft
Service Charge	£5.51 per sq ft
Estate Charge	£4.49 per sq ft
EPC Rating	Upon enquiry

Contacts.

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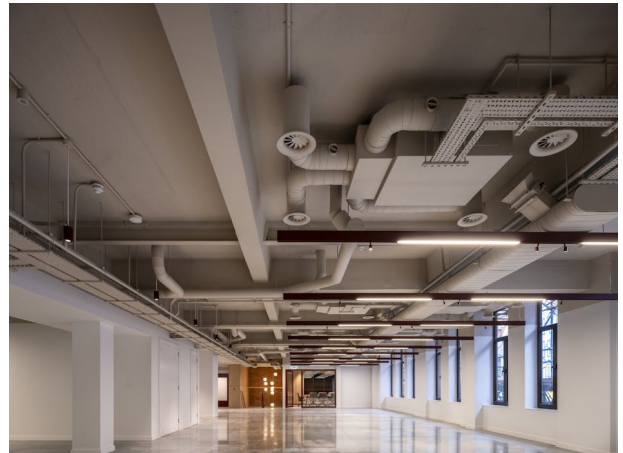
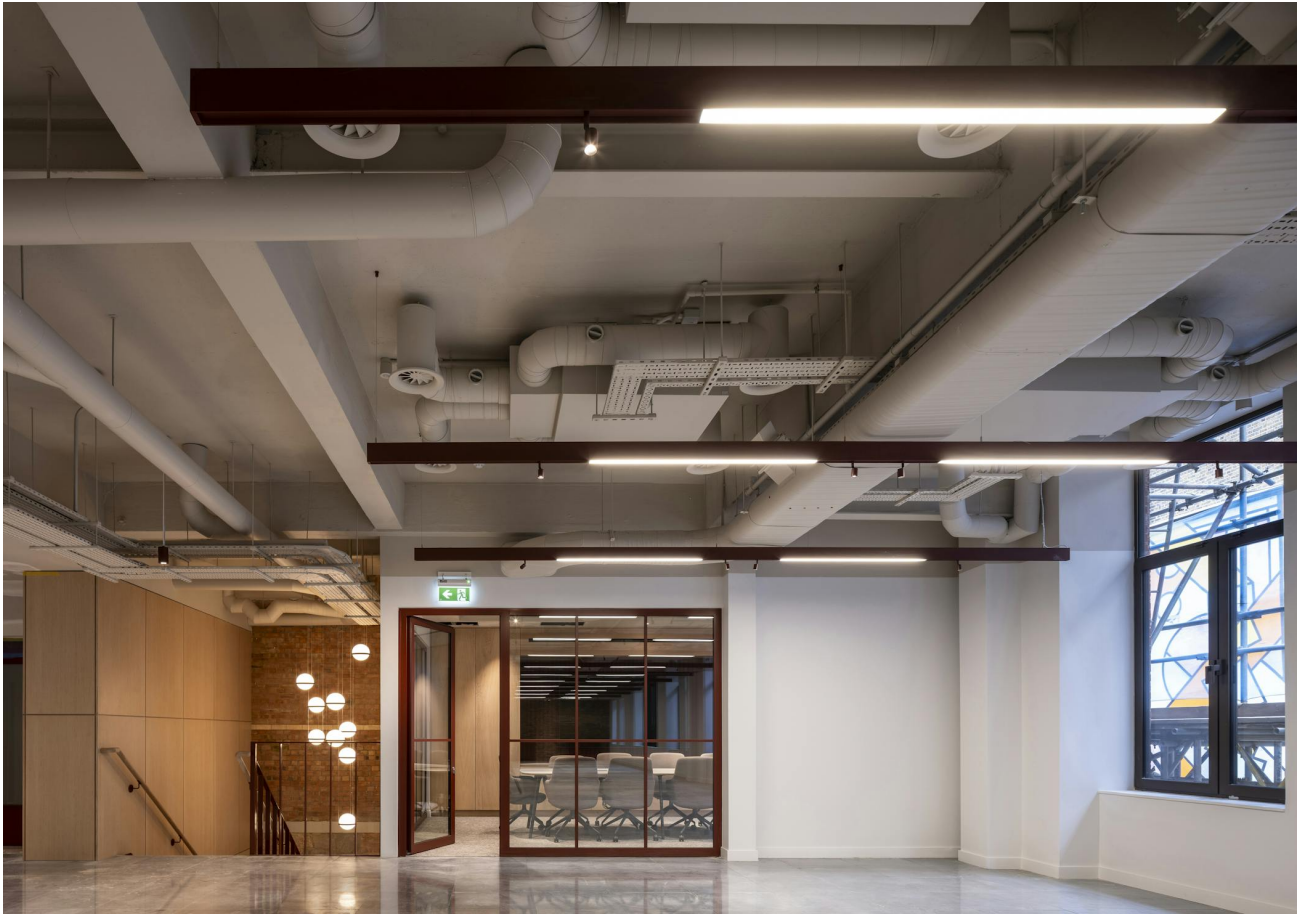
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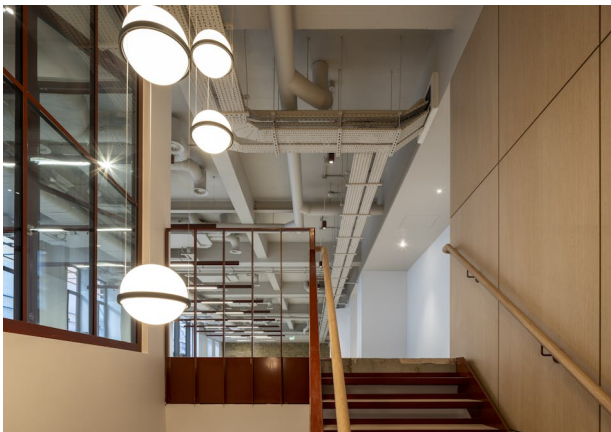
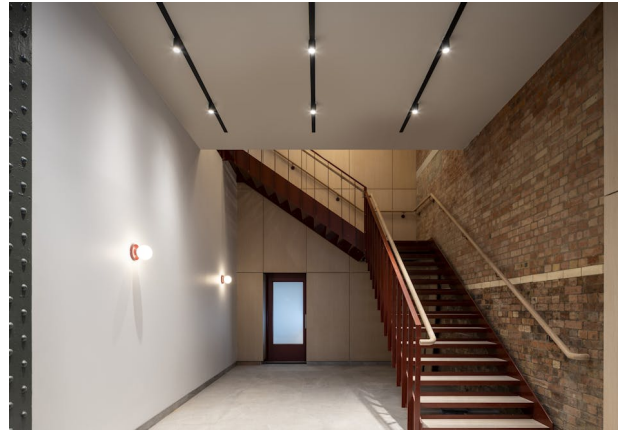
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These particulars do not constitute a contract. Prospective occupiers must not rely upon the details herein as statements of facts or representations and must satisfy themselves as to their accuracy. Generated on 29/01/2026







# GROUND & 1ST FLOOR - FLOOR PLAN

4,810 SQ FT / 447 SQ M

GROUND FLOOR

332 SQ FT / 31 SQ M



FIRST FLOOR

4,478 SQ FT / 416 SQ M

