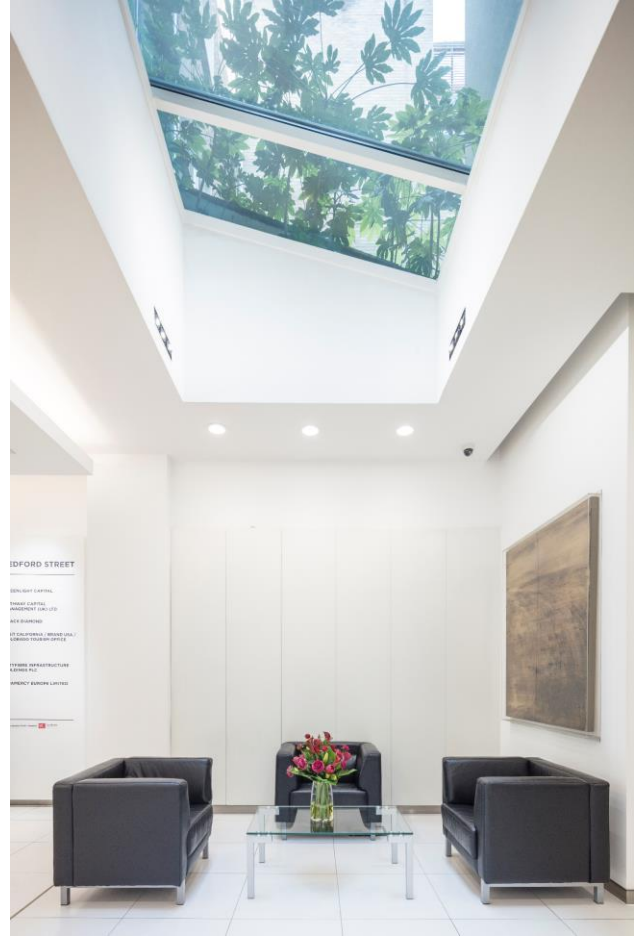


15 Bedford Street, Covent
Garden, London, WC2

mellersh
& harding
020 7522 8500
www.mellersh.co.uk



Refurbished, Media Style Office Space to Let
1,883 sq. ft (174.94 sq. m)

Location

The building is located in the heart of Covent Garden, benefitting from a wide range of restaurants, shopping, entertainment venues and hotels. Situated at the junction with New Row, communications are excellent with Charing Cross (Bakerloo and Northern Lines, National Rail), Covent Garden (Piccadilly Line) and Leicester Square (Northern and Piccadilly Lines) within easy walking distance.

Description

This listed office building was rebuilt in 2006 behind the existing period façade. Today the building provides Grade A, air conditioned offices with good floor-to-ceiling height entered via a contemporary ground floor reception area.

The lower-ground floor will be fully refurbished to provide modern, air conditioned space with raised floors and will be provided in an open plan format.

Amenities

- Commissionaire
- Air conditioning
- Raised floors
- 2 x passenger lifts
- Contemporary ground floor reception
- Showers
- High ceilings
- Wooden floors

Accommodation

The accommodation is situated on the Lower Ground floor and comprises of 1,883 sq. ft

Lease

A new lease is available for a term by arrangement, direct from the Landlord.

Rent

£35.00 per sq ft. Excl. of business rates, service charge and VAT.

Business Rates

The business rates for 2017/2018 are estimated at £12.00 per sq ft.

Service Charge

The service charge is currently running at £12.83 per sq ft.

EPC

TBC

Viewings

By prior appointment via joint sole agents **MELLERSH & HARDING** or **JLL**.

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