



COVENT GARDEN

SUITE 3.1, SOVEREIGN HOUSE,
212-224 SHAFTESBURY AVENUE, WC2 9NW

3RD FLOOR OFFICE TO LET

2,129 SQ. FT.

(197.79 SQ. M.)

LOCATION

The property is a Grade II listed period building situated to the north east of Shaftesbury Avenue at the junction of Grape Street and Bloomsbury Street. The area is well connected with Holborn, Tottenham Court Road and Covent Garden Underground stations within 500m from the property as well as numerous bus routes within easy access.

The new Crossrail station at Tottenham Court Road will see major transport improvements to the area.

The immediate retail offering includes McCann Bespoke Tailoring, James Smith and Sons Umbrella Shop, Costa Coffee and Pret A Manger. The nearby Central St Giles scheme offers a mix of A3 restaurants and office occupiers in the area ranging from media, publishing and professional sectors.



DESCRIPTION

The property is accessed via a communal entrance with a passenger lift servicing all floors. There is demised WC as well as communal WC's on each landing. The office is split up into small office suites with a total floor area of approximately 2,129 sq. ft.

AMENITIES

- Period features
- High Ceilings
- Carpet flooring
- Passenger lift
- Kitchenette & WCs
- Concierge



TENURE

The property is available by way of an assignment of the existing lease which is granted inside the L&T Act 1954 and expires on 5 February 2022. There is a rent review on 6 February 2017. A new Lease may be considered directly from the landlord

RENT

The current rent is £55,377 per annum (£26 per sq. ft)

SERVICE CHARGE

Approx. running cost is £13 per sq. ft.

BUSINESS RATES

Approx. £14,47 per sq. ft.

VAT

The building is not elected for VAT

EPC

Grade II Listed - Not Applicable

FOR FURTHER INFORMATION PLEASE CONTACT

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