



44a Floral Street Covent Garden

WC2


Fitted & furnished workspace available in the heart of Covent Garden.

Available to June 2028 by way of an Assignment. The space is fitted, furnished and work ready.


1,517 sq ft available across the self contained 2nd floor.

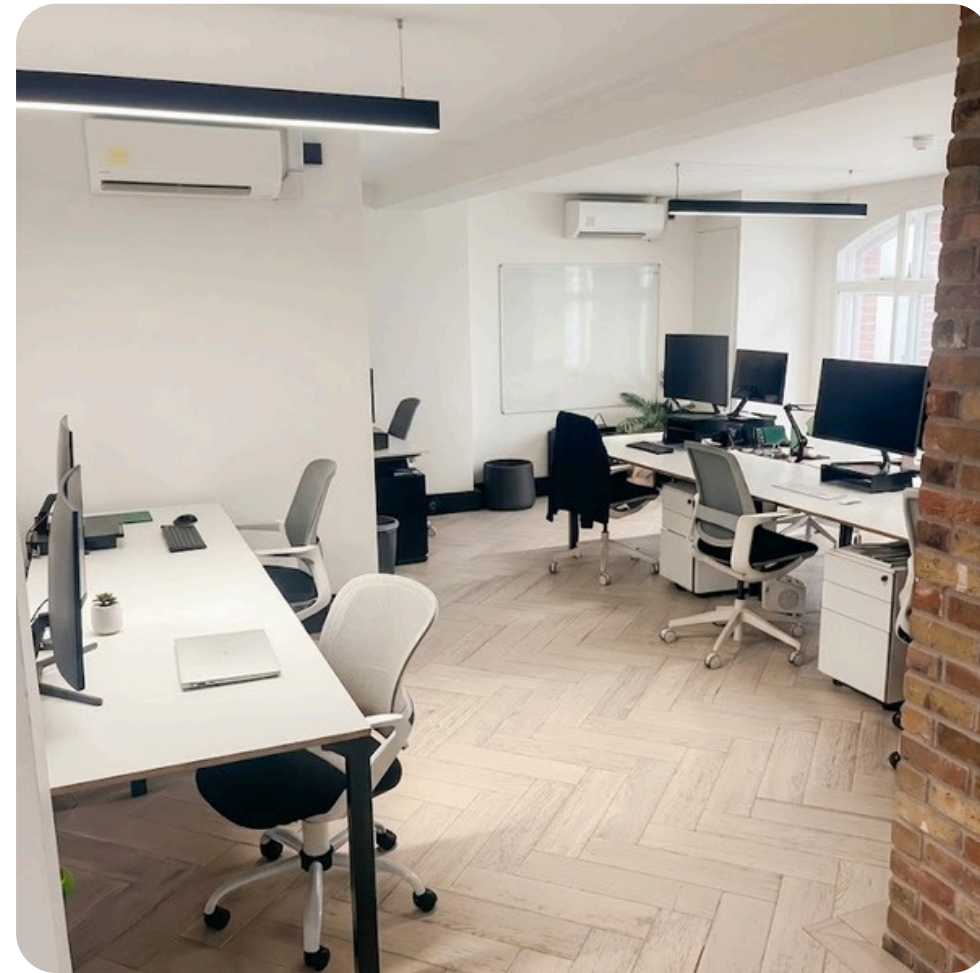
Internal Workspace

2nd floor fully fitted 

Furniture including desks (x22), chairs (x22) 

Kitchen & breakout area 

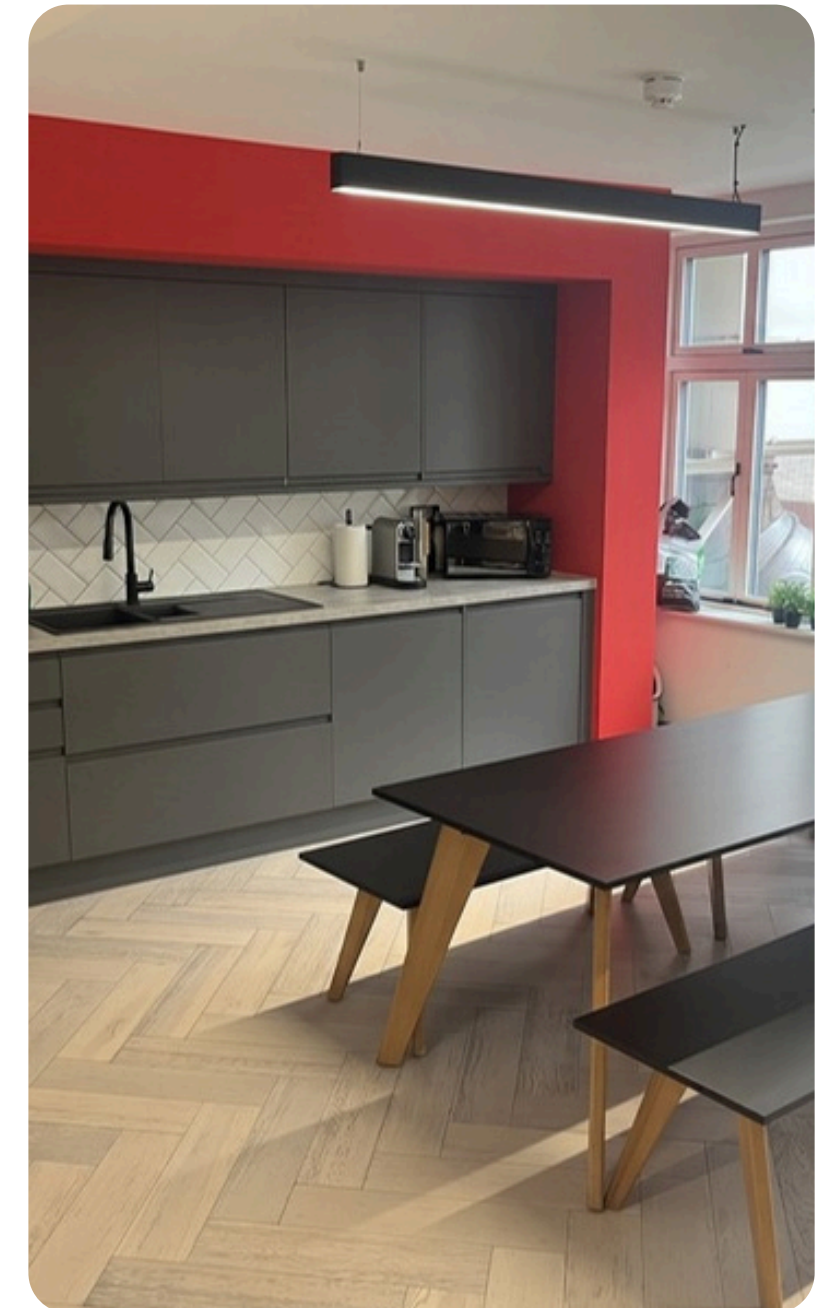
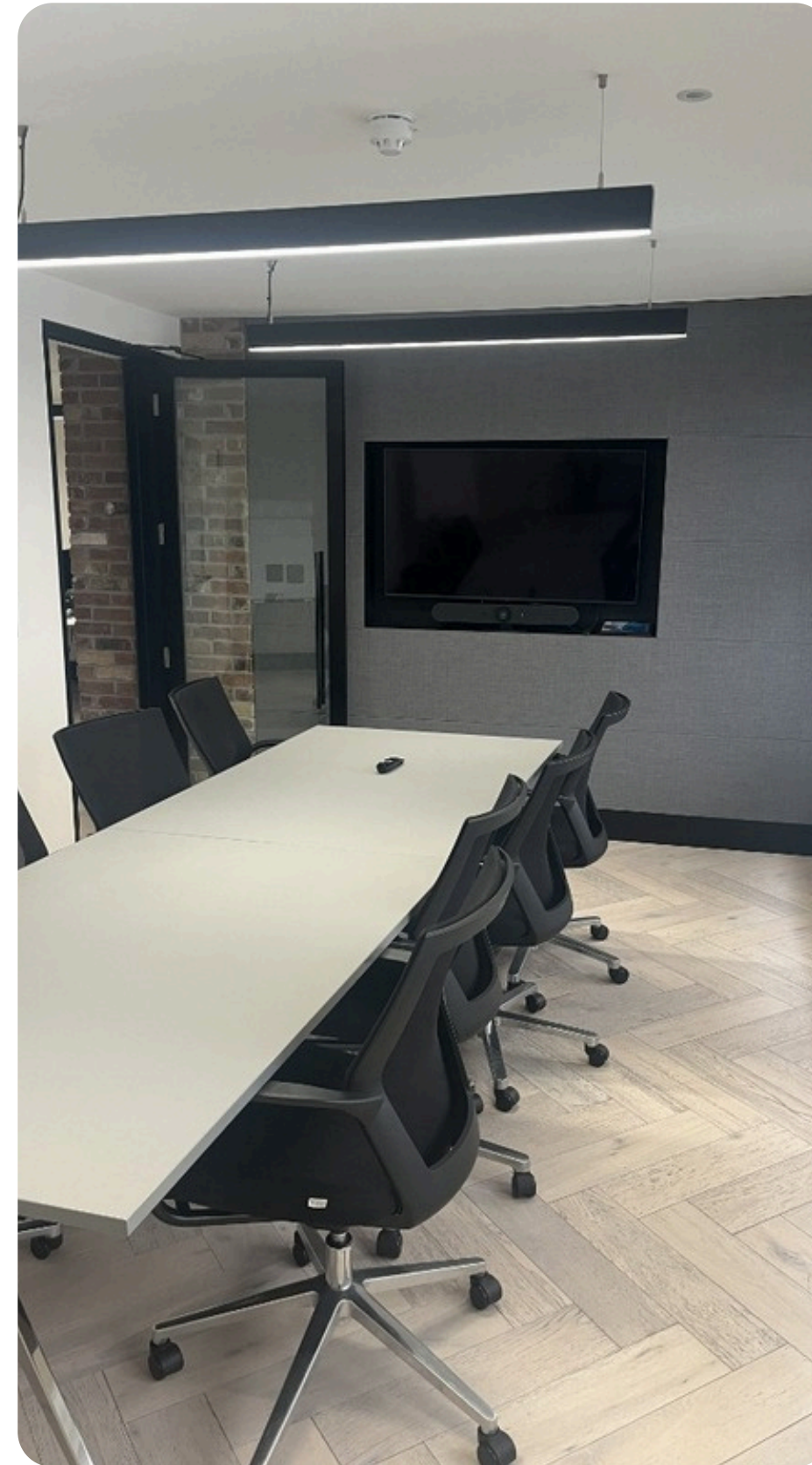
1 x 8 person board room and 1 x 2 person meeting room 



Highlights / Amenities

- Fully fitted 2nd floor with 22 desks, 2 x meeting rooms & a kitchen breakout
- Low passing rent, low service charge capped at £9psf, fixed dilapidations
- Excellent natural light
- Comfort cooling & LED suspended strip lighting
- Perimeter trunking
- Wooden floors & exposed brick features throughout.

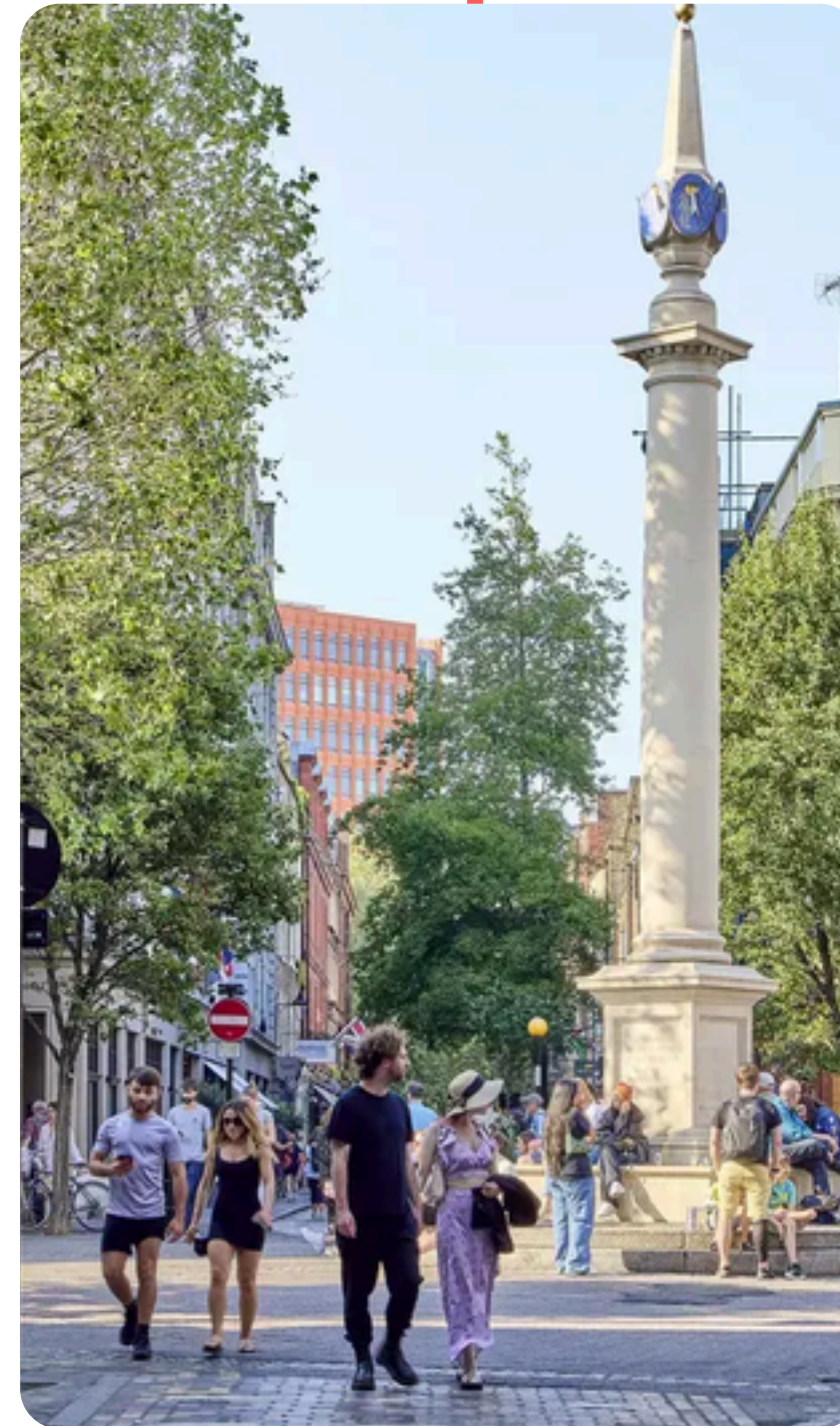
Please note, the building is not DDA compliant and there is no lift.



Location

Perfectly positioned in the heart of Covent Garden, 44a Floral Street occupies a prime spot between James Street and Bow Street, just moments from the world-renowned Piazza. This exceptional location offers businesses a chance to thrive within one of London's most vibrant and sought-after cultural hubs. The property itself is designed for versatility, providing the option to let floors individually or combine them to create a fully self-contained headquarters tailored to your needs.

Beyond its prestigious address, the building boasts superior connectivity to the rest of the capital. Covent Garden Underground station is located in the immediate vicinity, while Holborn, Charing Cross, and Waterloo stations are all within a short walk, ensuring effortless access for both clients and commuting staff. This is a rare opportunity to secure a flexible workspace in the center of London's premier commercial sub-market.



Traditional lease

A traditional full repairing and insuring (FRI) lease means that, in addition to your rent, you are fully responsible for all ongoing maintenance, repairs, and the building's insurance costs.



Floor/unit	Size sq ft	Passing Rent per sq ft	Service charge per sq ft	*Business rates per sq ft	Total per year
2nd	1,517	£71.50	£9.00	£28.93	£166,005.31

*all interested parties are advised to make their own enquiries with regards Business Rates

Floor plan - fitted & furnished



Fully fitted 2nd floor with 22 desks (1400mm)



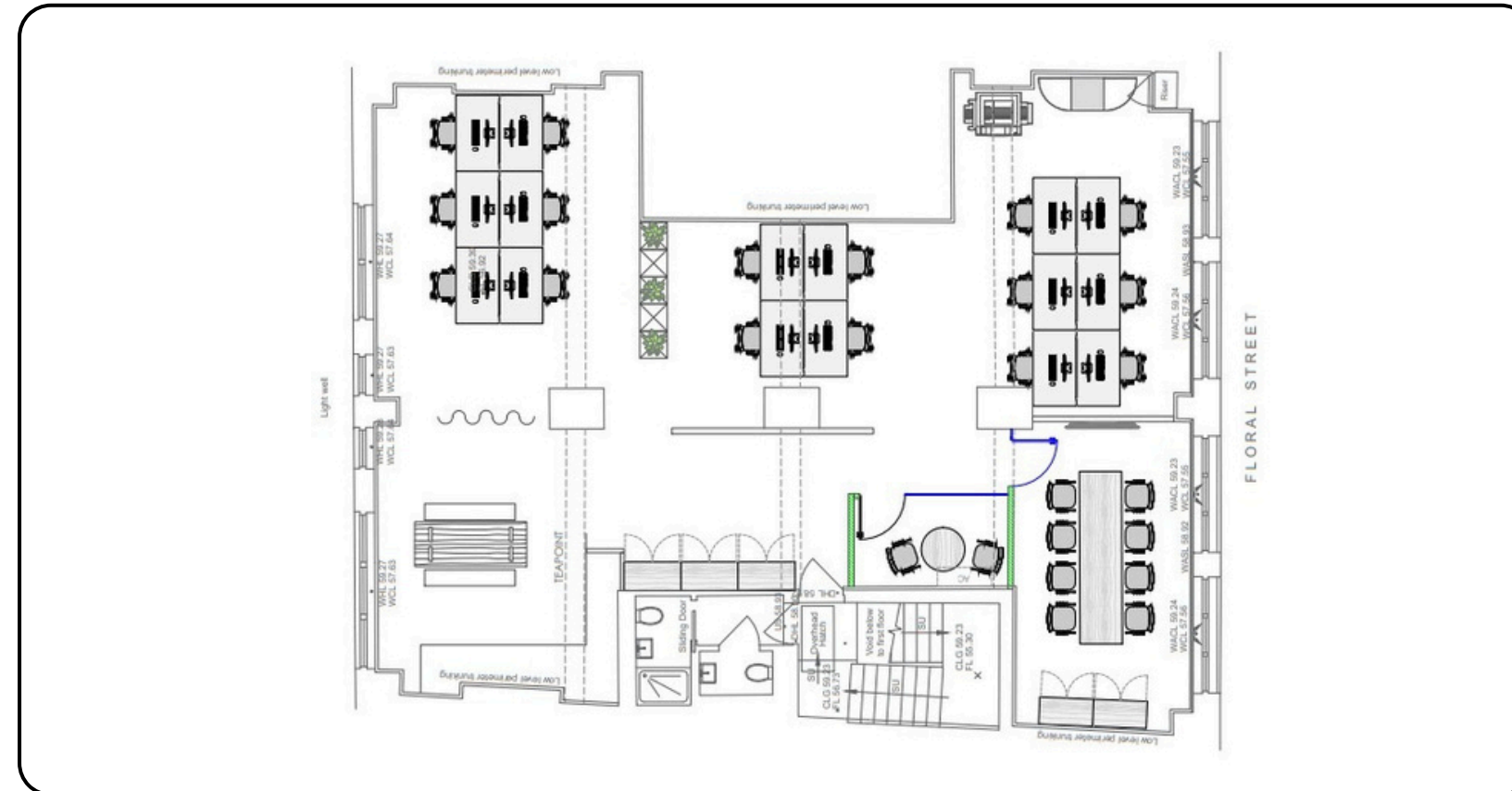
Comfort cooling & LED suspended strip lighting



Kitchen / breakout



1 x 2 person meeting room & 1 x 8 person board room



Want to arrange a viewing?



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