

Beautifully Refurbished and Fitted Office
Floors in the heart of Covent Garden

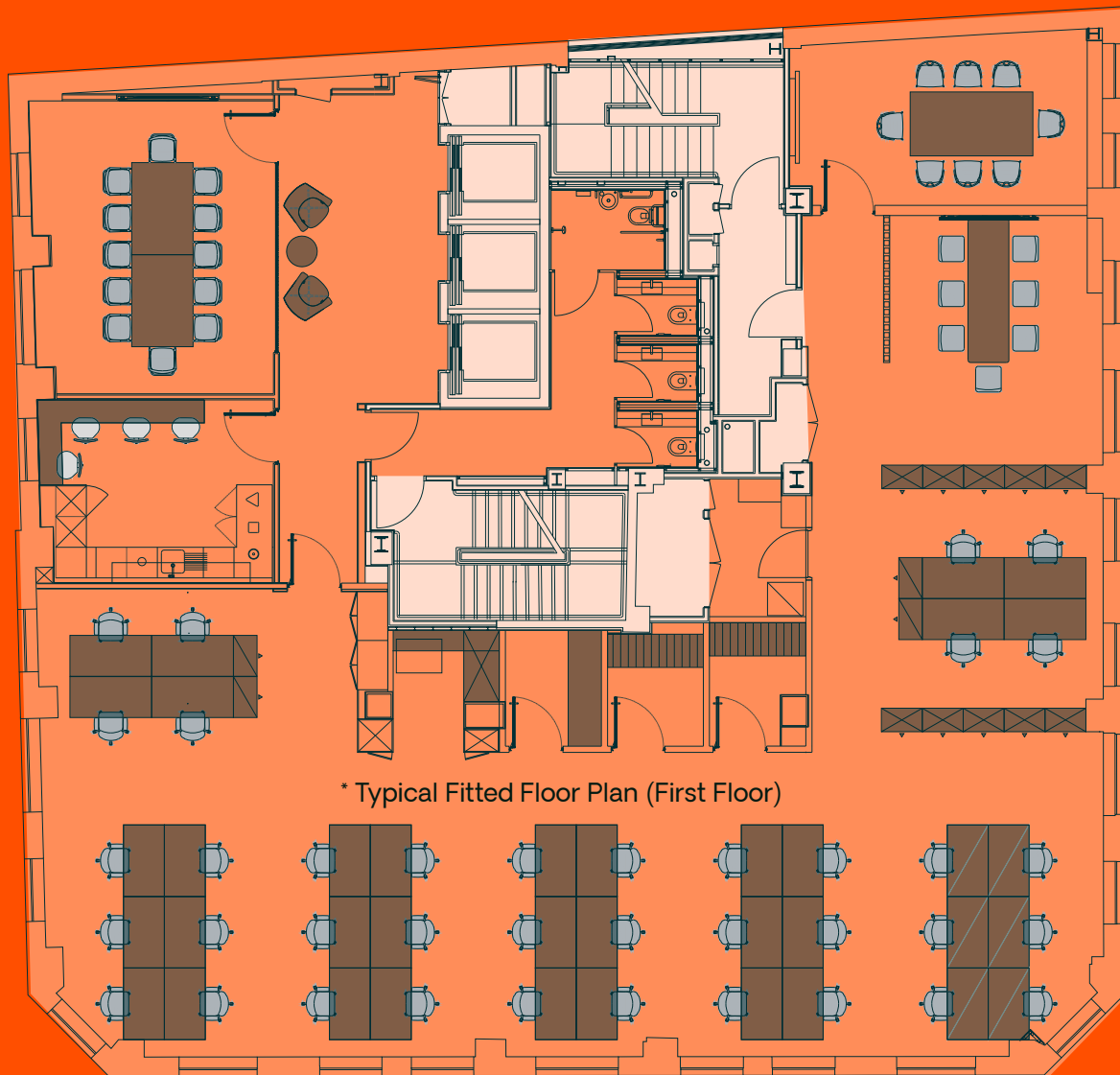
3,401 sq ft - 10,269 sq ft To Let



One Southampton Street provides a newly refurbished and expansive reception area and contemporary Grade A office accommodation above. The configuration of the floor plates offer efficient, flexible floors, averaging 3,500 sq ft, with natural light on 3 elevations and stunning views across Covent Garden and wider West End. Each floor has a selection of private offices, Zoom rooms and fitted kitchens.



Reception CGI



* Typical Fitted Floor Plan (First Floor)



Large modern reception



Three 8 person passenger lifts



Shower facilities on each floor



VRF air conditioning



Generous floor to ceiling heights of up to 2.8m on each floor



Cycle storage and lockers at basement level



Fully accessible raised floors



3 unisex WCs and 1 disabled WC on each floor

Floor	Use	Sq Ft	Sq M
8th	Pre Let		
6th	Office	3,438	319.4
3rd	Pre Let		
2nd	Office	3,401	316.0
1st	Office	3,430	318.7
Total		10,269	954.1



1sr Floor CGI



High quality kitchens and break out spaces on each floor





COVENT GARDEN, ONE OF CENTRAL LONDON'S MOST POPULAR AND DIVERSE SUB-MARKETS.





One Southampton Street is located within the heart of Covent Garden, one of Central London's most popular and diverse submarkets.

Covent Garden's vibrant mix of shopping amenities, global cultural attractions and unrivalled restaurant provision has established the area as a key living and working environment, tourist destination and world class retail and leisure location.

- | | |
|--------------------------|--------------------------------|
| 1 Bain & Company | 13 Marathon Asset Management |
| 2 Brand Me | 14 Michael Kors |
| 3 Bulletproof | 15 The Ivy - Henrietta Street |
| 4 Channeladvisor | 16 Mishcon De Reya |
| 5 Coutts | 17 Farallon Capital Management |
| 6 Cvc Capital Partners | 18 The Barbary |
| 7 The Ivy (The Original) | 19 Pearson |
| 8 Le Bab | 20 Prophet |
| 9 European Capital | 21 Punter Southall |
| 10 Temper | 22 Frog |
| 11 Apple | 23 Quilter Cheviot |
| 12 Lincoln International | 24 Robert Walters |

PLANNING

The property is situated within the City of Westminster and is not listed.

EPC

Energy Performance Certificates are available upon request.

BREEAM

Rated excellent

VAT

The property is elected for VAT.

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& PARTNERS W 1**
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