

19 BROAD COURT

Covent Garden



LDG



19 Broad Court







DESCRIPTION

Having recently been refurbished, this charming period style office space showcases two dedicated offices / meeting rooms and area perfect for a waiting room or for casual seating. The Landlord has extensively renovated throughout including the installation of a brand new shower room and upgrading the kitchen to allow for cooking in the break out area. It also has access to its own private balcony. There is potential for live-work.

HIGHLIGHTS

- Charming Period Office Newly Refurbished
- Fitted Private Offices / Meeting Room
- Private Balcony
- Waiting Area
- Attractive Feature Period Fireplaces
- Wood Flooring
- Brand New Shower Room
- Fully Fitted Kitchen
- Envious Covent Garden Location
- Central Heating

CONNECTIVITY

We understand the building benefits from fibre connectivity. Further information is available upon request.

USE

Class E – Suitable for offices or consultancy rooms

VIEWINGS

We believe a property is best seen in person - contact us for a viewing, so we can walk you through how great this space is.

LEASE

From 12 months or longer.

WHEN CAN YOU MOVE IN?

Immediately, subject to contract.

DDA COMPLIANCE

If you have any questions about disabled access suitability, please do reach out to us.

VAT

We understand the property is VAT elected.

COMMUTE

Covent Garden. 2 mins
Holborn. 5 mins
Leicester Square. 6 mins
Temple. 10 mins
Charing Cross. 11 mins
Embankment. 13 mins

PARKING

Intelli-Park Covent Garden - 2 mins.

FOODIE HOTSPOTS

- Barrafinna - Pho
- Margot - Masala Zone

LIQUID LUNCH

- The Nags Head - The White Lion
- Coach & Horses - The White Swan

A STRETCH AWAY

- Virgin Active - Fitness First
- King's Sport & Wellness - The Gym Group

ADDITIONAL INFORMATION

EPC & other reports are available upon request.



Schedule of Accommodation

Demise	sq ft	Rent	Rates Payable	Service charge	Total month	Total year	Availability
1st	526	£27,500 /annum	£14,970 /annum	£5,032 /annum	£3,958.50	£47,502	Available
Total	526				£3,958.50	£47,502	

Ready to talk?



**HARRY
ISAACS**

DD: 020 7291 0993
M: 07756 873 842
E: harry.i@ldg.co.uk



**HARRISON
EAGLES**

DD: 0207 290 0599
M: 07940 930 930
E: harrison@ldg.co.uk

LDG | www.ldg.co.uk
53 Great Titchfield Street
London, W1W 7PJ

19 Broad Court

