



6 Henrietta Street

Covent Garden

WC2E 8PS

Fully managed workspace, with an exceptional fit-out available in the heart of Covent Garden, available leased or managed

1,625 sq ft available on the 1st floor.

Available fully managed or by way of a 12 month sublease.

Internal Workspace

16 - 22 workstations 

Two executive offices 

Large 10-person boardroom 

Two private terraces 

Kitchen 

Breakout area 



Amenities

- Prime position in the heart of Covent Garden overlooking the Piazza
- Characterful space behind an elegant period Georgian façade
- Generous ceiling heights with excellent natural light throughout
- High-quality fit-out including 14 workstations, 2 executive offices, and a 10-seater boardroom
- Fully managed, plug-and-play workspace with all-inclusive services on 12+ month terms



Property Description

Housed behind an elegant Georgian façade, this characterful first-floor office combines period charm with modern functionality. Positioned right in the heart of Covent Garden, the space features generous ceiling heights and an abundance of natural light throughout.

The thoughtfully designed layout includes 14 dedicated workstations, two executive offices or breakout meeting rooms, and an impressive 10-seater boardroom boasting direct views over the iconic Piazza. Tenants will also enjoy the rare luxury of two private outdoor terraces.

Designed for an effortless, plug-and-play experience, this space is available on flexible terms with all Core Managed Services fully integrated into one simple agreement:

- All Occupational Costs Included
- High-Speed Internet & Connectivity
- Daily Cleaning & Consumables Supply
- Comprehensive Facilities Management
- Ongoing Repair & Maintenance
- Health & Safety Compliance
- Dedicated Account Management



Location

Prime Location & Unrivalled Connectivity

Occupying a prestigious position in the heart of Covent Garden, 6 Henrietta Street is situated in one of London's most vibrant, historic, and globally renowned destinations. Overlooking the iconic Piazza and Market Building, the property sits amidst a world-class selection of restaurants, historic pubs, boutique cafés, and luxury retail destinations.

The building benefits from exceptional transport connections across the West End, City, and wider London network, with six key Underground and National Rail stations located within a 10-minute walk:

- **Covent Garden Station (Piccadilly Line)** – 2 mins (0.1 miles / 180m)
- **Leicester Square Station (Northern & Piccadilly Lines)** – 4 mins (0.2 miles / 350m)
- **Charing Cross Station & Mainline (Bakerloo, Northern Lines & National Rail)** – 5 mins (0.3 miles / 450m)
- **Embankment Station (Circle, District, Northern & Bakerloo Lines)** – 6 mins (0.3 miles / 550m)
- **Tottenham Court Road Station (Elizabeth Line, Central & Northern Lines)** – 8 mins (0.4 miles / 700m)
- **Holborn Station (Central & Piccadilly Lines)** – 10 mins (0.5 miles / 800m)



Fully managed

With a single monthly payment, a managed lease combines typical outgoing, including rent, utilities, maintenance, and office services provided by the landlord.



Floor/unit	Size sq ft	Inclusive rent per sqft	Inclusive rent per month	Inclusive rent per year
Total	1,625	£200.00	£27,083	£325,000

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	Rent per sq ft	Service charge per sq ft	Business rates per sq ft	Total per year
1st	1,625	£92.50	£17.42	£27.95	£224,038.75

What's included

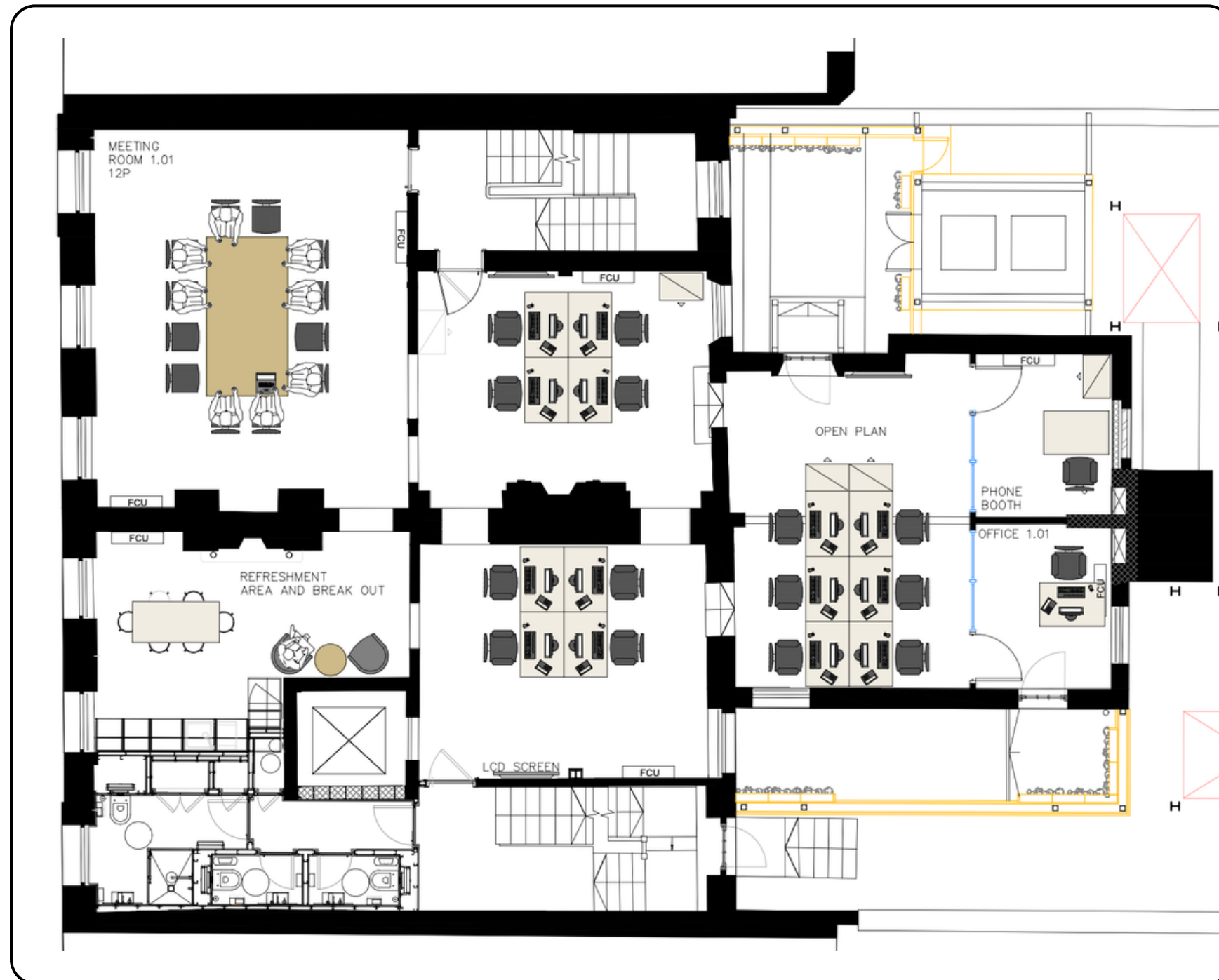
Within a managed lease, the landlord looks after you, your team and your space.

All office running costs are wrapped into one simple monthly payment, which includes a suite of services from community management and consumables maintenance and compliance.



Key servies	Essential	Core	Premium
Rent, S/ch, Rates	✓	✓	✓
Fitout, furniture, dressing	✓	✓	✓
IT infrastructure	✓	✓	✓
Cleaning	✓	✓	✓
Facilities management	✓	✓	✓
Repair & maintenance	✓	✓	✓
Health & safety	✓	✓	✓
F&B consumables		✓	✓
Community manager		✓	✓
Enhanced catering			✓
Fresh plants			✓
Deep cleaning			✓
Enhanced IT			✓

Floor plans - fitted & furnished



16 - 22 workstations



Two executive offices



Large 10-person boardroom



Two private terraces



Kitchen



Breakout area

Want to arrange a viewing?



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