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**EDWARD CHARLES
& PARTNERS W1**
CHARTERED SURVEYORS

12 Henrietta Street | Covent Garden | **WC2**

Fitted Offices - To Let

4,694 Sq Ft – Available



Location

The building is located on the Western side of Henrietta Street, close to the junction with Bedford Street. The area provides a wide array of boutique eateries and retailers and is a stone's throw from the famous piazza. Covent Garden, Leicester Square and Charing Cross Stations are all close by.

Description

The 3rd floor offers both fitted meeting rooms and open plan work space. The current configuration also benefits from a kitchen and break out area.

Accommodation & Outgoings

Lease Type	Floor	Area (sq ft)	Area (sq m)	Rent (pa)	Rates (pa)	SC (pa)	Status
Assignment to November 2024	3 rd	4,694	436.09	£328,685 pa (passing)	£147,525 pa	£68,560 pa	Available Immediately
Sublease to September 2019				£187,760 pa (guiding)			

Amenities/Specification

- | | | | |
|----------------------|---|-----------------------|-------------------------|
| * Good natural light | * Good floor to ceiling height | * Shower | * Furniture (if needed) |
| * Demised WCs | * Recently refurbished manned reception | * Two passenger lifts | |

Lease

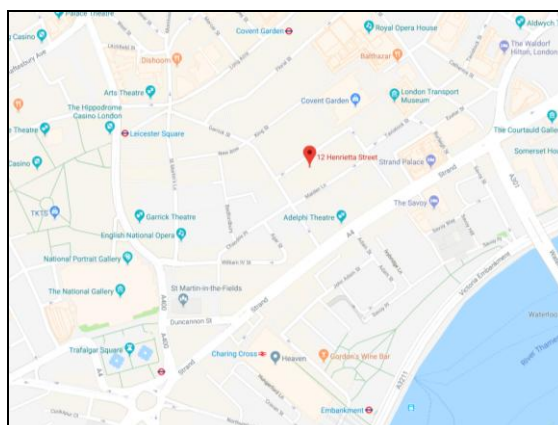
Available by way of either:

- An assignment to November 2024 and with a tenant break and/or rent review in November 2019, at a rent of £70 psf.
- A sublease to September 2019 at a rent of £40 psf.
- A new lease may also be available direct from the Landlord for a term by arrangement.

The lease is contracted outside the Landlord and Tenant Act.

EPC Rating

TBC.



Viewings

Strictly by appointment through sole letting agents:

Edward Charles & Partners

Jamie Shuttle
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Sean Cunningham
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