

*****NEW INSTRUCTION*****

15 BEDFORD STREET

LONDON WC2



1,670 SQ FT (155.15 SQ M) – TO LET

LOCATION:

The building is located in the heart of Covent Garden, benefitting from a wide range of restaurants, shopping, entertainment venues and hotels. Situated at the junction with New Row, communications are excellent with Charing Cross (Bakerloo and Northern Lines, National Rail), Covent Garden (Piccadilly Line) and Leicester Square (Northern and Piccadilly Lines) within easy walking distance.

020 7522 8500

DESCRIPTION: This listed office building was rebuilt in 2006 behind the existing period façade. Today the building provides Grade A, air conditioned offices with good floor-to-ceiling height entered via a contemporary ground floor reception area.

The ground floor unit has been broken up with high-quality partitions to create an attractive entrance, two meeting rooms and a large open plan area.

SPECIFICATION:

- Commissionaire
- Air conditioning
- Raised floors
- Fully-fitted
- Contemporary ground floor reception
- Showers
- High ceilings
- 24 hour security

ACCOMMODATION: The accommodation has the following approximate floor area: -

Floor	Description	Sq Ft	Sq M
Ground	Offices	1,670	155.15

TERM: A new lease is available for a term by arrangement, direct from the Landlord.

RENT: **£62.50 per sq ft.** Exclusive of business rates, service charge and VAT.

RATES: £24.10 per sq ft approx.

SERVICE CHARGE: £9.97 per sq ft.

VIEWINGS: By prior appointment via sole agents **MELLERSH & HARDING**

Julian Leech
020 7522 8525
jleech@mellersh.co.uk

George Reynolds
020 7522 8524
greynolds@mellersh.co.uk