

New Instruction

15 Bedford Street

London WC2



Refurbished, Media Style Office Space To Let

1,883 sq ft (174.94 sq m)– 5,301 sq ft (492.48 sq m)

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 2nd floor will be fully refurbished to provide bright, air conditioned space with an excellent ceiling height, raised floors and new finishes throughout. The floor provides a mix of cellular accommodation towards the front and a large open plan area towards the rear.

The lower-ground floor will be fully refurbished to provide modern, air conditioned space with raised floors and will be provided in an open plan format.

AMENITIES:

- Commissionaire
- Air conditioning
- Raised floors
- 2 x passenger lifts
- Contemporary ground floor reception
- Showers
- High ceilings
- Wooden floors

ACCOMMODATION: The accommodation has the following approximate net internal floor areas: -

Floor	Description	Sq Ft	Sq M	Availability
2 nd	Offices	3,418	317.54	LET
Lower-Ground	Offices	1,883	174.94	Available
Total		5,301	492.48	

TERM:

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

RENT:

2nd Floor - Guiding £82.50 per sq ft. Excl. of business rates, service charge and VAT.

LG Floor - £35.00 per sq ft. Excl. of business rates, service charge and VAT.

RATES:

2nd Floor - The business rates for 2017/2018 are estimated at £24.00 per sq ft.

LG Floor - The business rates for 2017/2018 are estimated at £12.00 per sq ft.

SERVICE CHARGE:

The service charge is currently running at £12.83 per sq ft.

EPC:

TBC

VIEWINGS:

By prior appointment via joint sole agents **MELLERSH & HARDING** or **JLL**

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