

OFFICE TO LET WITH EXCLUSIVE TERRACE | 9,431 sq ft



### Location

25 Bedford Street is located in a prominent position on the west side of Bedford Street, at its junction with Garrick and King Street. Considered one of the best addresses in Covent Garden, the building is surrounded by everything that the area is renowned for including the famous Piazza.

### Description


The 3rd floor has recently undergone refurbishment to provide bright, grade A space with access to a large private external terrace.

A smart, contemporary first impression to the building is provided by the Joanna White designed reception.

### Floor Areas


Floor	sq ft	sq m	Status
4th Floor	7,714	716.7	Let
3rd Floor	9,431	876	
3rd Floor Exclusive Terrace	742	68	
<b>TOTAL (3rd Floor with Terrace)</b>	<b>10,173</b>	<b>945</b>	
*Measurement in terms of NIA			

### Rhys Evans, Partner

 020 7025 1393

Joint Agents: CBRE: 020 7182 2000

### Rebecca Saxon, Agency Surveyor

 020 7025 1397

Applicants are advised to make their own enquires in respect of all rates payable to local authorities and taxes. We recommend you see [www.voa.gov.uk](http://www.voa.gov.uk) for further information. None of the systems or services in the property have been tested by us to check they are in working order. Interested parties may wish to make their own investigations. All other information provided is for guide purposes and cannot be relied upon.

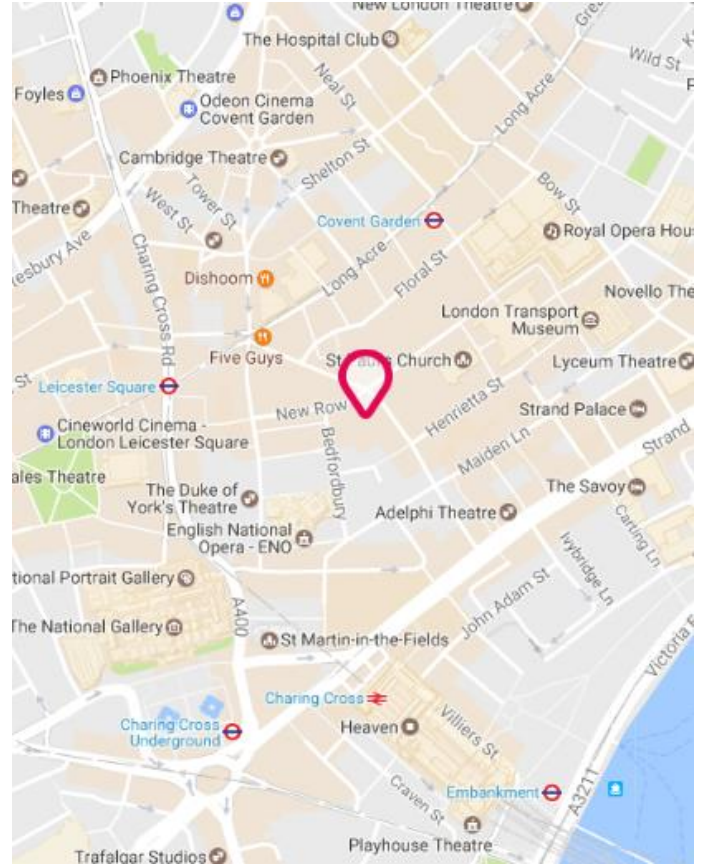
**Subject to Contract July 2017**

# 25 Bedford Street

Covent Garden, London, WC2E 9ES



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## Terms

Tenure:	Leasehold
Lease:	A new lease direct from the landlord to be agreed
Rent:	£79.50 psf pax
Rates:	Estimated at £26.85 psf pa 2017/18
Service Charge:	Approximately £9.35 psf pax

## Amenities

- Roof terrace
- Grade A refurbished floor
- 3 passenger lifts
- VAV air conditioning
- Raised Floors
- Designer ground floor reception with commissionaire
- Demised male and female WCs
- Bike storage
- New shower facilities (demised)
- 2.6m floor to ceiling height

### Rhys Evans, Partner

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