

2<sup>ND</sup> & 3<sup>RD</sup> FLOORS, INEXPENSIVE, OFFICES TO LET | 2,102 – 4,698 sq ft



### Location

17 Exeter Street is located within a 5-minute walk of Covent Garden tube station (Piccadilly line) and under a 10-minute walk of Temple (Circle & District lines), Leicester Square (Piccadilly & Northern lines) and Charing Cross (Bakerloo & Northern lines) stations. The market is on the doorstep as are theatres, bars and all the joys of Covent Garden.


Waterloo Bridge is only a stone's throw away and gives great communication to Waterloo station for "Southerners" commuting from the South. It's a superb location.

### Description

17 Exeter Street offers a corner aspect, bright, secondhand offices with a demised kitchen and bar on the 3<sup>rd</sup> floor. There is also comfort cooling, meeting rooms and breakout space on both floors. It is above Christopher's, the famous restaurant. The floors provide good natural light and storage space.

The common parts are surprisingly attractive and grand. There is a lift. The WCs on this floor are extensive and also surprisingly larger than most. With windows and sinks in each.

Jason Hanley, Partner

 07903 640 154

### Floor Areas

Floor	sq ft	sq m
3 <sup>rd</sup> Floor	2,102	195
2 <sup>nd</sup> Floor	2,596	241
<b>TOTAL (approx.)</b>	<b>4,698</b>	<b>436</b>

### Covent Garden

The modern story of Covent Garden began in the 1630s when an area formerly belonging to Westminster Abbey known as 'the Convent Garden' was redeveloped for the 4th Earl of Bedford, with a world-famous Piazza by Inigo Jones.

Covent Garden is one of London's leading tourist and shopping destinations with a large selection of restaurants, theatres and flagship retail stores, some of which are unique to the area. The famous Piazza is a focal point, with an exclusive market and live entertainment all year round. [www.coventgarden.london](http://www.coventgarden.london)

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 April 2024

**17 Exeter Street**  
Covent Garden, London, WC2E 7DU



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## Terms

Tenure:	Leasehold
Lease:	A new FR&I lease direct from the Landlord for a term by arrangement
Rent:	£40.00 psf pax
Rates:	Estimated at £19.50 psf (2021 / 22)
Service Charge:	£9.84 psf

## Amenities

- Central location
- Sash windows
- Meeting rooms
- Perimeter trunking
- Passenger lift
- Above average WCs

Jason Hanley, Partner

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