

TO LET

FULLY FITTED OFFICE, COVENT GARDEN

35 King Street, London, WC2E 8JG

 GRAHAM
SIBBALD



- CAT-A, Plug and Play fitted office
- Central location on King Street Covent Garden
- NIA 1,300 sq ft approx.
- Meeting rooms
- Kitchen
- Outdoor terrace
- W. C's
- Passenger lift, DDA compliant
- Air conditioned
- Bike Storage
- Shower Facilities
- 24-Hour security and concierge service

Location

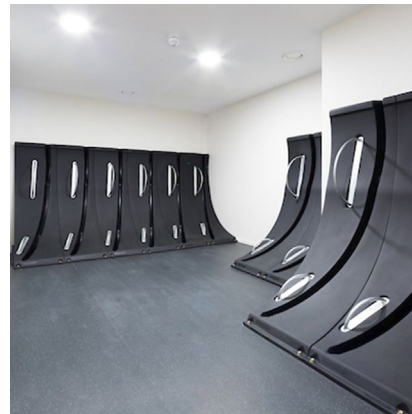
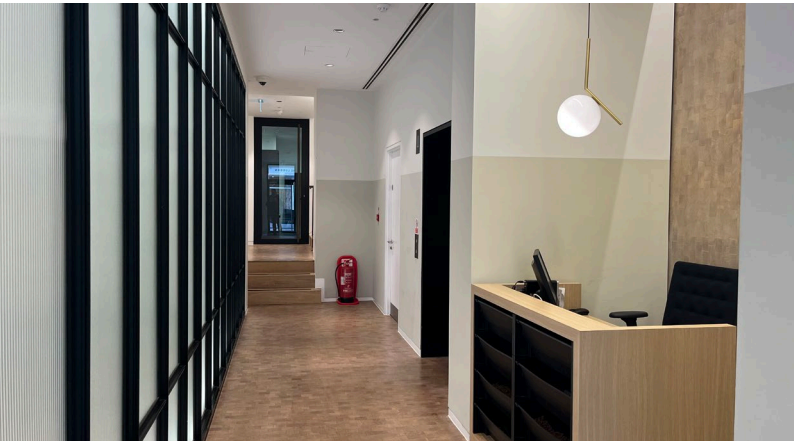
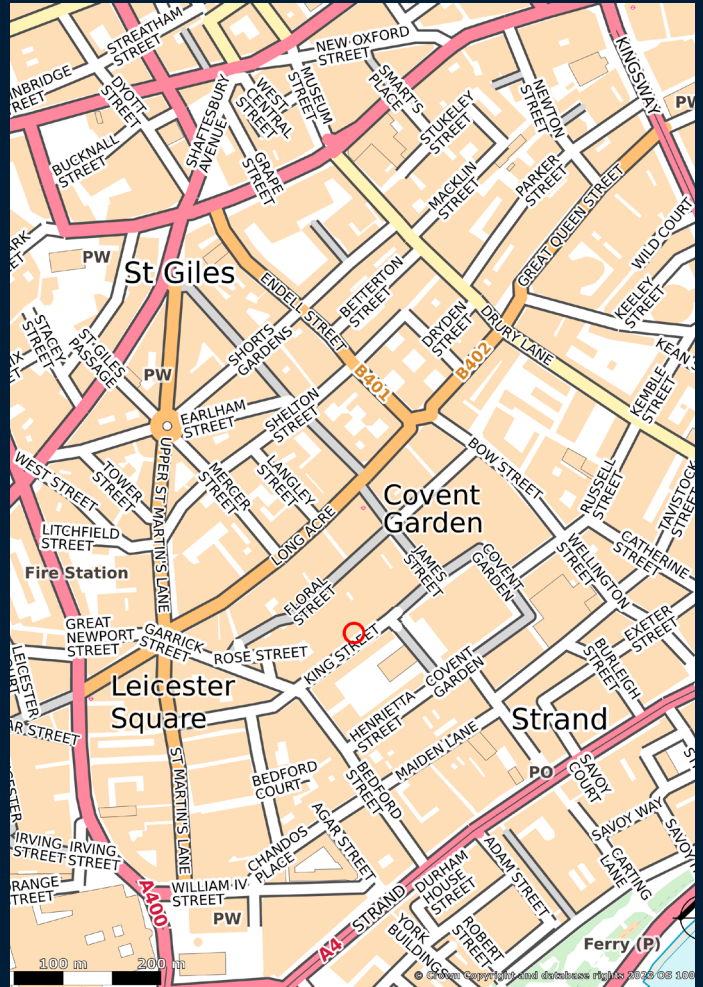
Located in the centre of London's iconic Covent Garden, just seconds from the iconic piazza and the Royal Opera House, 35 King Street offers CAT A fitted office space in an unbeatable central location. King Street is within 5 minute walk of Covent Garden (Piccadilly Line) and Charing Cross (Northern and Central line) Underground Stations. King's Cross station is a 4 minute tube journey, both London City and Heathrow Airports are located within an hours travel time via tube. Covent Garden is one of London's premier leisure destinations with a vibrant mix of both international and local retailers and restaurants within 5 minutes of 35 King Street.

Description

The Third floor of 35 King Street offer Plug & Play fully fitted office space arranged over 1,300 sq ft. The third floor benefits from a private roof terrace as well as direct access to the larger communal terrace. The office also benefits from a meeting room and breakout area. Additionally, further communal meeting rooms can be access on the lower ground floor.

Specification

- Grade A Plug & Play fitted office space.
- Ultrafast fibre optic broadband
- 1,300 sq ft
- Private roof terrace
- Exposed services
- Showers, lockers and bike storage
- Passenger lift
- Air conditioned
- Meeting rooms



Accommodation

We have measured the property in accordance with the RICS code of measuring practice and have calculated the following net internal area:

Floor	Sq M	Sq Ft
Third Floor	120.21	1,294

Rateable Value

This property has a rateable value of £79,500
Uniform Business Rate: 0.512p in the £
Estimated rates payable: £40,704 pa

These figures are provided as a guide only, interested parties are advised to confirm this with the local rates authority.

Service Charge

£15 per sq ft

Tenure

A new Sublease is available for a term to October 2026, a new FRI lease may also be available.

Quoting Rent

£116,460 (£90 per sq ft) per annum exclusive.

EPC

C

Costs + VAT

VAT is payable in addition to rent. Each party to bear their own legal costs incurred in connection with this transaction.



To arrange a viewing please contact:



Kyle Nicholls
Kyle.Nicholls@g-s.co.uk
07810 602 853



Charlie West
charlie.west@g-s.co.uk
07969 551 072

ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude

IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. A list of Partners can be obtained from any of our offices.
6. Date of Publication: April 2023