

# PROPERTY PARTICULARS

## TO LET

### Office Suites in Grade II Listed Building



Part 2nd Floor - 820  
SQ FT  
76 SQ M

2<sup>nd</sup> & 4<sup>th</sup> Floor  
Sovereign House,  
212-224 Shaftesbury  
Avenue, London  
WC2

Part 4<sup>th</sup> Floor-  
655 SQ FT  
60 SQ M

**Brecker  
Grossmith**  
CHARTERED SURVEYORS  
COMMERCIAL PROPERTY CONSULTANTS

**020 7486 3531**  
[www.breckergrossmith.co.uk](http://www.breckergrossmith.co.uk)

## ■ LOCATION

The subject property is located in the heart of Covent Garden and within close proximity to Leicester Square (Northern and Piccadilly lines) underground station and Tottenham Court Road (Central and Northern lines) underground station.

Tottenham Court Road is benefiting from major transport investment, including a new Crossrail station and a rebuilt Tube station.

A public plaza outside Centre Point is being created with wider pavements, better cycling facilities and improvements to bus services. This scale of investment - totalling more than £1bn – will dramatically improve London's transport network.

The immediate retail offering includes **McCann Bespoke Tailoring, James Smith and Sons Umbrella Shop, Costa Coffee and Pret A Manger**. The nearby **Central St Giles** scheme offers a mix of A3 restaurants. Office occupiers in the area range from media, publishing and professional sectors.

## ■ DESCRIPTION

The office suites available are located on the 2<sup>nd</sup> and 4<sup>th</sup> floors of this Grade II listed period building and benefit from the following amenities:

- 300 kg 4 person passenger lift
- High Ceilings
- Concierge
- Fully Carpeted
- Shared WC's on each floor

## ■ USE

B1 Office

## ■ RENT

£47.50 psf

## ■ SERVICE CHARGE

Approx. £13psf

## ■ BUSINESS RATES

2nd floor - £12,425  
4<sup>th</sup> floor - £12,922

## ■ IDENTIFICATION

Under the Money Laundering Regulations Act 2004, we are obliged to verify the identity of proposed tenants prior to instructing solicitors in order to assist in preventing fraud and money laundering. This information is required by law.

## ■ COMMERCIAL LEASE CODE

Brecker Grossmith have advised their clients about The Code for Leasing Business Premises in England and Wales 2007. The code strongly recommends seeking professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement.

The code is available via the website [www.commercialleasecode.co.uk](http://www.commercialleasecode.co.uk)

## ■ EPC

Grade II Listed – none available

## ■ PROFESSIONAL COSTS

Each party to pay their own legal costs in this transaction.

## ■ POSSESSION

Upon completion of legal formalities.

## Viewings

Strictly through Landlords sole agents.

### Brecker Grossmith:

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Brecker Grossmith on behalf of the Landlords of this property whose agents they are, give notice that: These particulars do not constitute an offer or a contract, nor constitute any part of an offer or contract. All statements contained in these particulars are made without responsibility on the part of Brecker Grossmith Ltd. None of the statements contained in these particulars as to the property are to be relied upon as representations of fact. Prospective purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Regulated by RICS. Subject to Contract.

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