

COVENT GARDEN

6 Kean Street
London WC2

Newly refurbished
offices in the heart of
Covent Garden.



AVAILABLE TO LET

Summary

Contemporary office accommodation

8,429 sq ft in total

£65.00 per sq ft pax on the upper floors

PROPERTY DESCRIPTION

The building is located on the east side of Kean Street equidistant between the junctions with Drury Lane and Kemble Street. Covent Garden (Piccadilly), Holborn (Piccadilly, Central) and Temple (Circle and District) underground stations are all within 5 minutes' walk.

With Covent Garden Piazza less than a five minute walk away, an occupier will benefit from a diverse selection of restaurants, hotels and bars on their doorstep.

The sixth floor is available now. The lower ground, ground, 1st and 2nd floors are to undergo a comprehensive refurbishment to include contemporary inset LED lighting, plaster ceilings and feature exposed brick walls to be ready in Available Q1 2019. The reception area is also being refurbished to provide a boutique style entrance area.

SPECIFICATION

- 6th floor fully refurbished.
- 1st & 2nd floors to be fully refurbished.
- Self-contained entrance from Kingsway to access ground and lower ground floors.
- Common parts to be refurbished
- Two x 10 person passenger lifts
- Shower facilities
- Bike storage
- Lockers

OUTGOINGS

Floor		Sq ft	Rent (psf)	Service Charge (psf)	Rates (psf) (2017/18)
6 th	Available now	2,653	£65.00	£10.74	£26.78
2 nd	Available Q2 2019	2,872	£65.00	£10.74	£26.01
1 st	Available Q2 2019	2,904	£65.00	£10.74	£28.04
Total		8,429			



TERMS

VAT

This property is elected for VAT and will be applicable on all outgoing.

Tenure

Leasehold.

Lease Term

The space is available on a new lease direct from the landlord for a term by arrangement.

EPC

Rating - B

CONTACT US

All appointments to view must be arranged via **appointed agents**::

Emily Hutton
Emily.hutton@colliers.com
0207 487 1746

Tom Tregoning
Tom.tregoning@colliers.com
020 7487 1813

Meg Bailey
Meg.bailey@colliers.com
020 7487 1801

OR

Our Joint Agents

Matt Causer / Alex Krivinskas at Farebrother



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