

STAGE

32 Bedfordbury

Covent Garden London, WC2N 4DS

4,997 sq ft/ 464 sq m

Self-contained unit located moments from
Covent Garden Central Market Building
and Piazza

SELF-CONTAINED

5M FLOOR TO CEILING HEIGHT

SUITABLE FOR A VARIETY OF USES



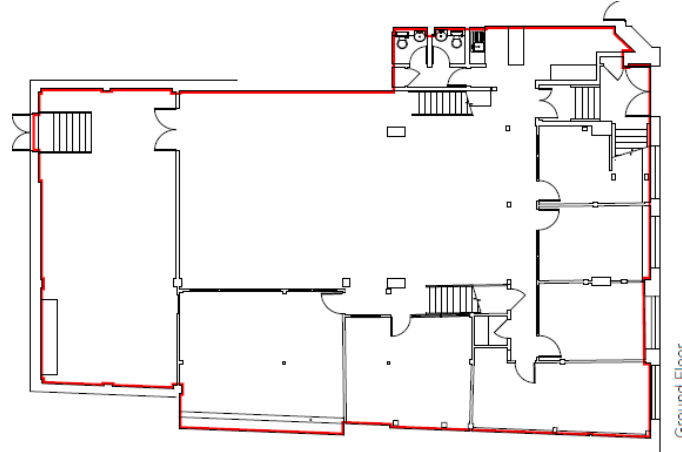
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Amenities

- Self-contained
- Class E Planning Use
- Substantial window frontage
- 5m floor to ceiling height with c.1,200 sq ft column free
- Fresh air and cooling system
- 24-hour access
- Separate / rear loading
- EPC - C



Floor Plan



Indicative only. Not to scale.

Floor Areas

Floor	Sq ft	Sq m
Ground / Mezz	1,436	133
Lower Ground	3,561	331
Total	4,997	464

Location & Connectivity



- Leicester Square 3 mins
- Covent Garden 4 mins
- Charing Cross 5 mins

Outgoings (Per Annum)

Rent	Rates	Service Charge	Total (£ pa)
£175,000	£42,475	£9,994	£227,469

Term

A new lease is available direct from the landlord on terms by arrangement

Simon Lee: 07769 745449
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