



BRIGHT + AIRY MODERN OFFICE TO LET

20 Bedford Street

London, WC2E 9HP

A newly refurbished office located on the 1st floor of a classically designed period building situated in a prime Covent Garden location.

650 sq ft
(60.39 sq m)

- Excellent central location
- Economic rent
- Newly refurbished
- Generous floor to ceiling height
- Great natural light
- Timber floors
- New fitted kitchen area
- Own WC
- Surrounded by fab bars, restaurants and shops

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Summary

Available Size	650 sq ft
Rent	£34,125 per annum
Rates Payable	£16,966 per annum
Service Charge	£9,750 per annum TBC
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Accommodation

The accommodation comprises the following area and costs:

Floor/Unit	Rent	Rates Payable	Service charge	Total month	Total year
1st	£34,125 /annum	£16,966 /annum	£9,750 /annum	£5,070.08	£60,841

Description

The 1st floor of 20 Bedford Street is a modern, newly refurbished office within an attractive period building and benefits from new LED lighting, grey timber flooring, new fitted kitchen and 3 large windows that provide a fabulous amount of natural light.

Location

20 Bedford Street is a few minutes walk from Covent Garden's world famous piazza and is within a 5 minutes walk to both Leicester Square Underground Station (Piccadilly and Northern Lines) and Covent Garden Underground Station (Piccadilly Line).

Terms

A new lease directly from the landlord.

Availability

This property is ready to occupy now.

Inspections

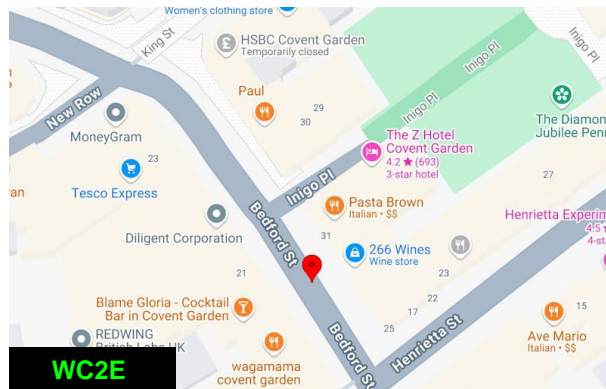
All viewings via the landlord's sole agent, Ashurst Real Estate.

Further information

More information, photos, and a floor plan can be found at <https://bit.ly/1stfloor20BedfordStreet>

Ashurst Real Estate

If this property is not for you, take a look at our other available properties at <https://bit.ly/AshurstREproperties>



Viewing & Further Information



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20 BEDFORD STREET, LONDON WC2E 9HP – typical layout

