

OFFICE SUITES TO LET

3 ROBERT STREET, WC2N 6RL

FROM 4-8 DESKS

DESCRIPTION

This stunning period building is being elegantly refurbished and restored to provide grade A period office space with roof terraces benefitting from uninterrupted views across the River Thames. Once the home to JM Barrie whilst he wrote Peter Pan, 3 Robert Street is steeped in history and grandeur.

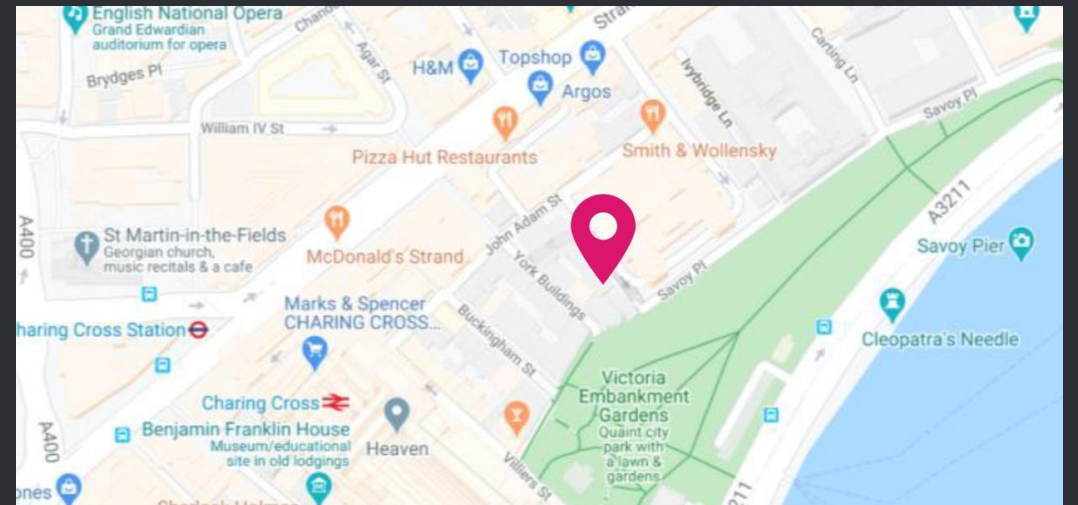
The second floor has been beautifully fitted to provide a mixture of office suites from 4 to 8 desks and benefits excellent natural light, beautiful parquet / herringbone wood flooring, new bespoke office furniture, new VRF air conditioning, new lighting and excellent floor to ceiling heights, fully cabled and fibre installed. There will be a steward for the 2nd floor serving drinks.

LOCATION

This prominent period building is located on the west side of Robert Street, which runs south from the Strand to Victoria Embankment Gardens. The building is situated between Covent Garden and the River Thames offering access to some of London's most renowned restaurants, bars and cafes. Charing Cross Station (Overground, Northern & Bakerloo Lines) and Embankment station (Northern, Bakerloo, District & Circle Lines) are within easy walking distance with Waterloo Station (Bakerloo, Northern, Jubilee and mainline trains) a short walk over the Thames.

SPECIFICATION AND AMENITIES

- Newly refurbished and restored
- New VRF air conditioning throughout
- New LED lighting
- Fully furnished suites with bespoke furniture
- Communal kitchenette/breakout area with steward
- Excellent floor to ceiling height
- Elegant period and contemporary features
- Manned reception
- Fibre installed in the building
- Showers
- 11-person passenger lift



3 ROBERT STREET, WC2N 6RL

FROM 4-8 DESKS

SCHEDULE OF AREAS

Suite	Description	License Fee (ex VAT)	Sqft.	Status
2.1-2.2	All-inclusive license - unfurnished	£195,000 p/a	999	LET
2.3	Furnished with six desks and a small informal seating area and use of shared kitchen	£4,500 p/cm	317	LET
2.4	Furnished with four desks and a small informal seating area and use of shared kitchen	£3,000 p/cm	176	Available
2.5	Furnished with eight desks and a small informal seating area and use of shared kitchen	£6,000 p/cm	311	Available
2.6	Furnished with six desks and a small informal seating area and use of shared kitchen	£5,000 p/cm	307	LET

FINANCIALS

Rent: As per table above

Rates: Included in license rent

S/C: Included in license rent

LEASE OPTIONS

New 12-month licenses from the Landlord

VIEWINGS

Strictly by appointment through SHB

YOUR SHB CONTACTS



Simon Blair
CEO

M: 0771 267 7402
sblair@shbre.co.uk



Rhys Evans
Director

M: 0778 872 4400
revans@shbre.co.uk



Misrepresentation act (copyright) disclaimer:

SHB Real Estate Limited themselves and for the vendor(s) of this property whose agents they are, give notice that:

1. These particulars do not constitute, nor constitute any part of, an offer or contract.
2. None of the statements contained in these particulars as to the property are to be relied on as statements or representations of fact.
3. Any intending purchaser or lessee must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars.
4. The Vendor(s) do not make or give and neither SHB Real Estate Limited nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property. Finance Act 1989: Unless otherwise stated all prices and rents are quote exclusive of VAT. Property Misrepresentations Act 1991: These details are believed to be correct at the time of compilation but may be subject to subsequent amendments.

SHB/