



## TO LET

1,430 SQ FT  
(132.85 SQ M)

£19.50 PER SQ FT INCLUSIVE OF  
SERVICE CHARGE

Secure basement storage  
unit to let in Covent Garden  
1,430 sq ft

- Storage unit
- Passenger lift
- Rent inclusive of service charge
- Own entrance

## Summary

<b>Available Size</b>	1,430 sq ft
<b>Rent</b>	£19.50 per sq ft Inclusive of service charge
<b>Rates Payable</b>	£5.58 per sq ft
<b>Rateable Value</b>	£16,000
<b>Service Charge</b>	N/A
<b>EPC Rating</b>	Upon enquiry

## Description

A self contained basement suite, currently arranged as a large open plan area, with a separate secure storage room, and an area of below-pavement vault storage.

The space is lofty - 3m to the suspended ceiling; 3.5m to the slab - with windows front and rear affording reasonable levels of natural light for a basement.

There is passenger lift access from the main building entrance hall, and an external staircase from street level exclusively serving the demise.

The unit is ideal for secure storage purposes.

## Location

Gt Queen Street is the main thoroughfare affording access from Holborn/Kingsway to the heart of Covent Garden; the premises are a convenient walk from Holborn underground station (central and Piccadilly lines), in addition to Covent Garden.

A vibrant location in its own right, Gt Queen Street boasts an enviable selection of pubs, bars and restaurants, a mix of independent retail units and offices, as well as amenities such as The Garden Cinema (in nearby Parker Street); recent streetscape improvements have enhanced the appeal of this thriving part of Covent Garden.

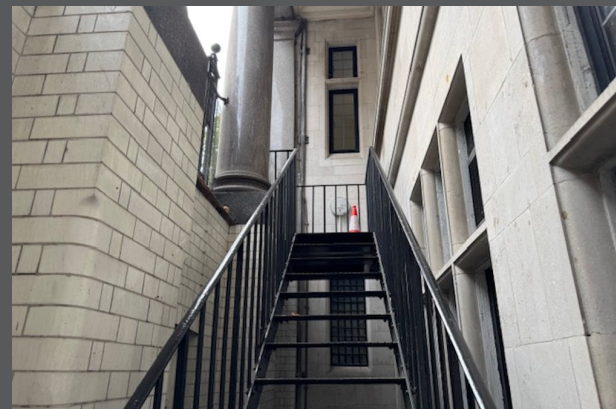
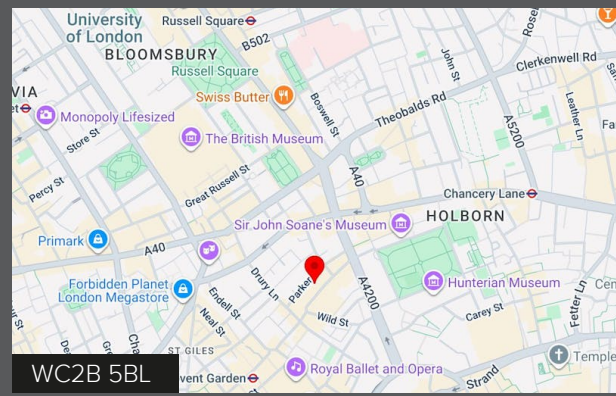
## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Basement	1,430	132.85	Available
<b>Total</b>	<b>1,430</b>	<b>132.85</b>	

## Terms

A new lease is available, direct from the landlord, for a term to expire in March 2029, incorporating a rolling landlord break option operable on and from January 2027.



## Viewing & Further Information



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