

SEVEN DIALS / COVENT GARDEN - 37 Shelton Street, WC2H 9HN



- ATTRACTIVE PERIOD OFFICE BUILDING
- PRIME COVENT GARDEN LOCATION
- PRIVATE ENTRANCE ON SHELTON STREET

Location

The premises are situated on Shelton Street, close to the junction with Neal Street / Earlham Street in Seven Dials / Covent Garden.

Covent Garden Underground Station is less than a 2 minute walk away and the premises is above **Pret A Manger** and directly adjacent to the **Crown and Anchor Public House**.

Description

The premises comprise a period office building (Use Class E) arranged over first, second, and third floors. Available only as a single lease of the whole, we estimate the following net internal areas:

Accommodation

First Floor	1,011 sq ft	93.93 sq m
Second Floor	998 sq ft	92.72 sq m
Third Floor	879 sq ft	81.66 sq m
Total:	2,888 sq ft	268.30 sq m

Further Information:

Callum Mortimer
T 07714 145 932
E callum.mortimer@fourandco.uk

Lease Terms

The premises are available on a new effective FRI lease for a term to be agreed

Rent

Rental offers in excess of **£144,400 per annum** exclusive of other occupational costs are invited. This breaks back to a guide rent of **£50 per sq ft per annum**.

Service Charge / Insurance

Insurance and service charge info is available upon request.

Business Rates

Rateable value (2023): £140,000
For business rating information please visit voa.gov.uk.

EPC

An EPC is available upon request.

Legal Costs

Each party to pay their own legal costs.

Matterport / Virtual Tour

A Matterport virtual tour of the property can be found on our website here: <https://fourandco.uk/property/37-shelton-street>

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