

TO LET

SELF-CONTAINED OFFICE SUITES, COVENT GARDEN

20 BEDFORD STREET, LONDON, WC2E 9HP

 **GRAHAM
SIBBALD**



- Well-configured, self-contained office suites
- Central location on Bedford Street, Covent Garden
- Eclectic mix of local amenities, including restaurants and retailers
- Recently redecorated
- Strong transport links with both Covent Garden (Piccadilly Line) and Charing Cross (Northern and Central Line) Underground Stations within 5 minutes of Bedford Street

LOCATION

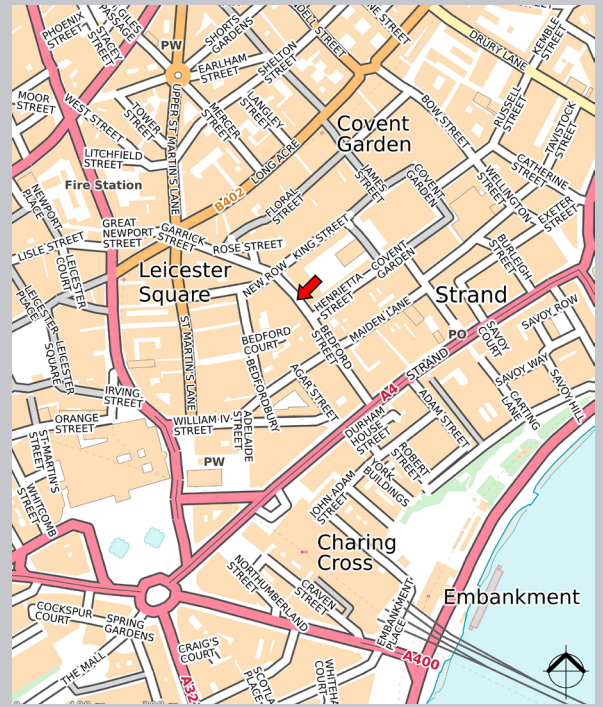
Located in the centre of London's iconic Covent Garden, just seconds from the iconic piazza and the Royal Opera House, 20 Bedford Street offers economic office space in an unbeatable central location. Bedford Street is within a 5-minute walk of Covent Garden (Piccadilly Line) and Charing Cross (Northern and Central Line) Underground Stations. King's Cross station is a 4-minute tube journey, and both London City and Heathrow Airports are located within an hour's travel time via tube. Covent Garden is one of London's premier leisure destinations with a vibrant mix of both international and local retailers and restaurants.

DESCRIPTION

20 Bedford Street comprises an attractive four-story period building. Both the third and fourth floors are self-contained office suites with an abundance of natural light. Both suites benefit from new tea points and demises W.C.s.

ACCOMMODATION

The accommodation comprises of the following:



Floor	Sq. Ft	Rent (sq. ft)	Rates Payable (sq. ft)	Service Charge and insurance (sq. ft)	Total/ sq. ft	Total per annum	Total PCM
Third	677	£50	£28.56	TBC	£78.56	£53,185	£4,432
First	618	£48.50	£27.05	TBC	£75.55	£46,690	£3,890





To arrange a viewing please contact:



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KYLE NICHOLLS
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TENURE

A new lease on repairing terms.

EPC

Available on request.

COSTS + VAT

VAT is payable in addition to rent. Each party is to bear their own legal costs incurred in connection with this transaction.

ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude.

IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. Date Published: Feb 2026