

# No 10

**BOW STREET**

**8,355 SQ FT WORKSPACES IN  
THE HEART OF COVENT GARDEN**



**FLORAL  
QUARTER**



A man with voluminous curly hair stands in the center of the frame, wearing a blue short-sleeved shirt and light blue jeans. He is positioned in front of a shop with a vibrant green and yellow striped facade. To his left is an open doorway leading into the shop, where a sign reads "Paul Smith The Summer Gift Shop". To his right is a window display filled with various flowers and plants, with the name "GRANADO" visible at the bottom. The scene is set on a city street with a black bollard in the foreground.

# Grow your business in Covent Garden





🚶🚶🚶 LONDON BRIDGE

ST PAUL'S

🚶🚶🚶 WATERLOO

WESTMINSTER

  
**No 10**  
BOW STREET

SOUTHBANK

🚶🚶🚶 CHARING CROSS

🚶🚶🚶 COVENT GARDEN

🚶🚶🚶 LEICESTER SQUARE

SEVEN DIALS

ROYAL BALLET & OPERA

🚶🚶🚶 TOTTENHAM COURT ROAD



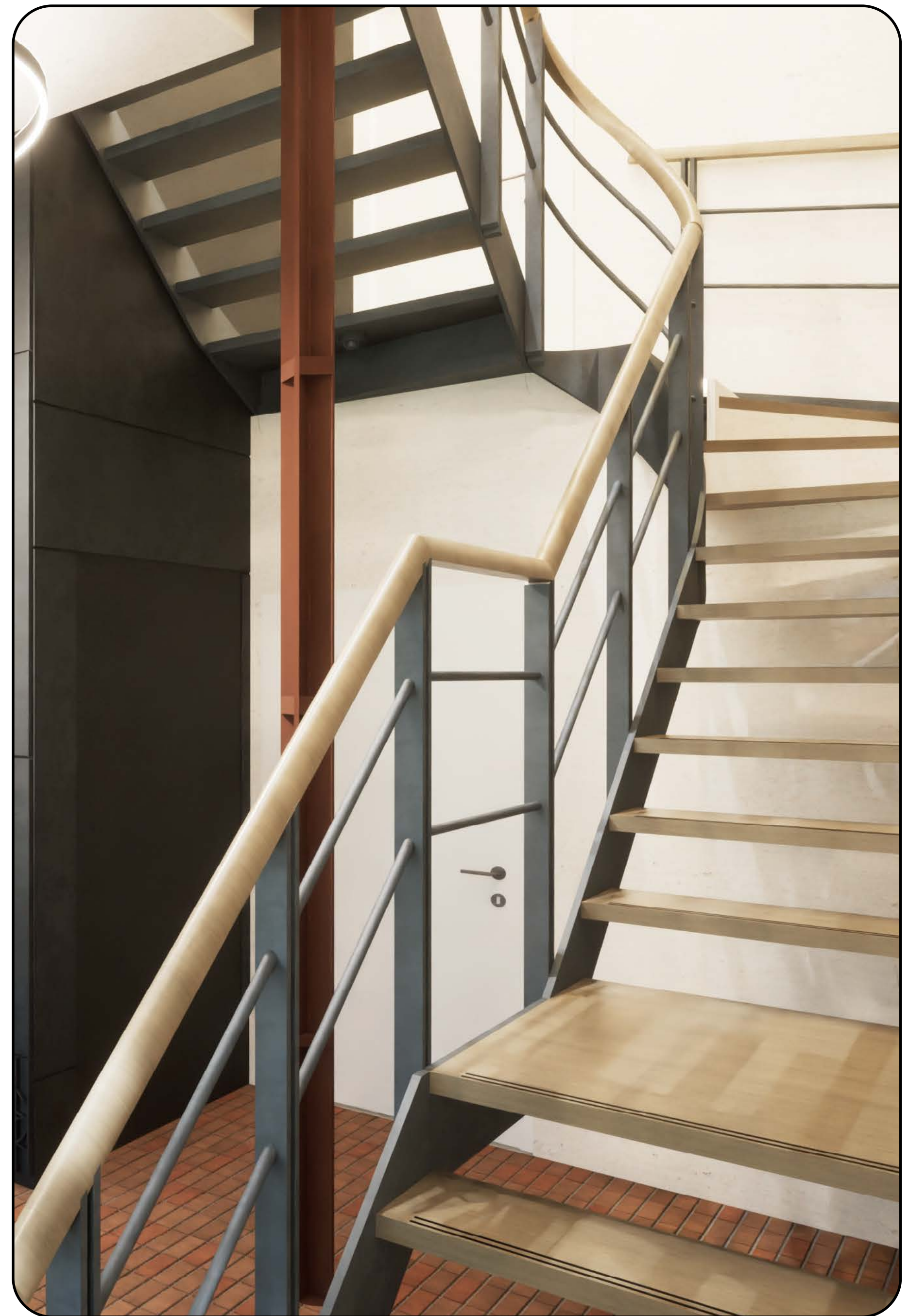


## INTRODUCTION

# The best seat in Covent Garden

Situated in the heart of Covent Garden, 10 Bow Street offers 8,355 sq ft of bright, industrial-style office space. This renovated heritage building retains its original character with expansive windows and a modernised lift system. The floors provide high-quality, fully fitted and furnished workspaces, complete with exposed brick accents that perfectly blend historic charm with contemporary functionality.





CGI GROUND FLOOR





## HISTORY

# Overlooking a Legacy

Opposite the historic Bow Street Magistrates' Court, 10 Bow Street is steeped in Covent Garden's rich history. Once home to the Bow Street Runners and famous court cases, it also thrived near iconic theaters and markets. From its origins in law and trade to today's luxury retail and culture, it remains a gateway to one of London's most dynamic areas, offering modern workspaces that honor its past while embracing the future.



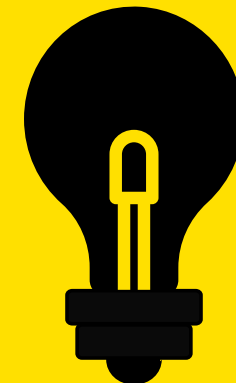
SPECIFICATION



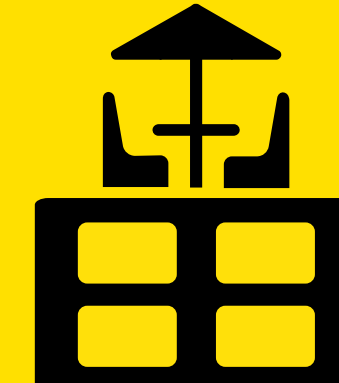
PASSENGER  
LIFT



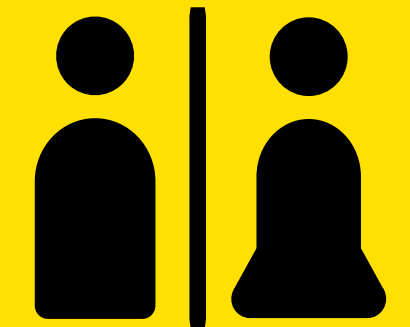
2 TIER CYCLE SPACES  
& 18 STORAGE LOCKERS



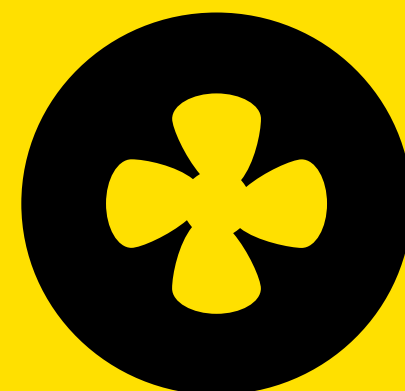
LED  
LIGHTING



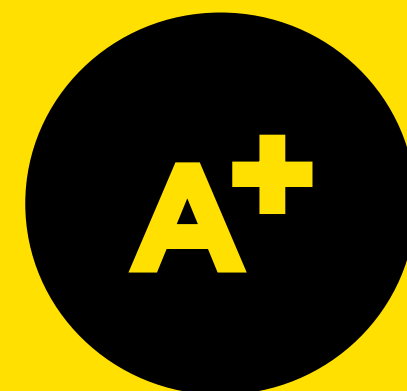
PRIVATE  
ROOF TERRACES



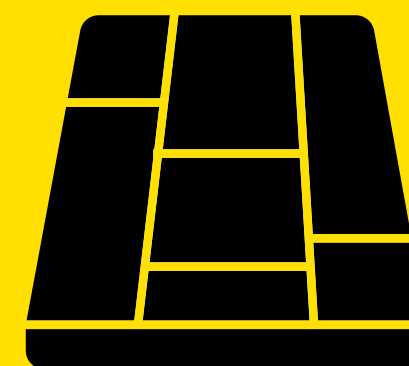
9 WC &  
3 SHOWERS



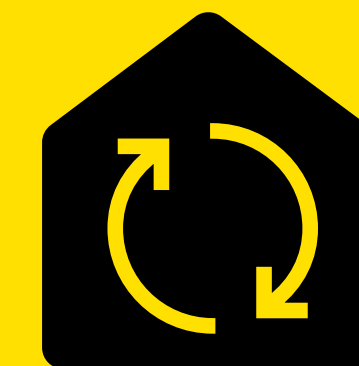
VRF AIR  
CONDITIONING



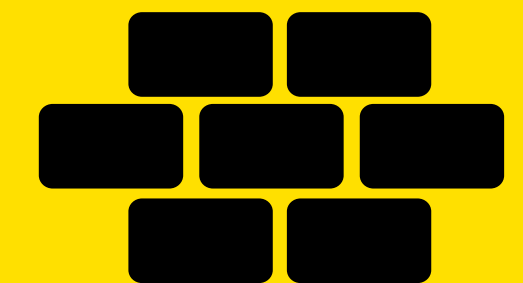
NEW GRADE A  
ACCOMMODATION



FULL RAISED  
ACCESS FLOORS



COMPREHENSIVE  
REFURBISHMENT



EXPOSED ORIGINAL  
BRICKWORK

ESG CRED

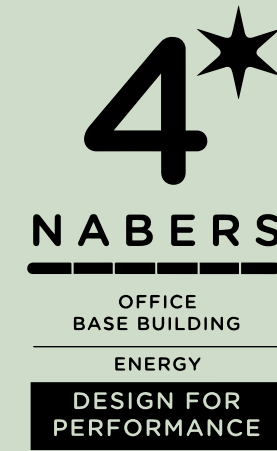


WELL GOLD  
TARGETED

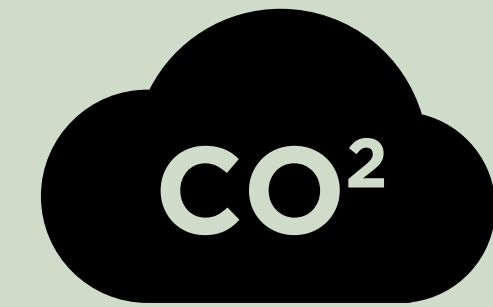


WiredScore  
PLATINUM

WIREDSCORE  
PLATINUM



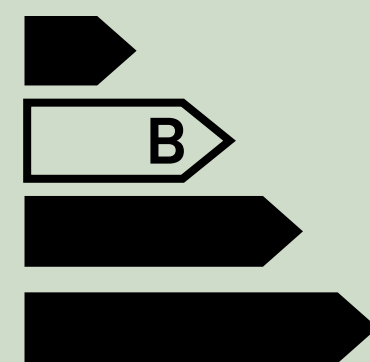
NABERS DESIGN  
REVIEWED TARGET  
RATING OF 4\*



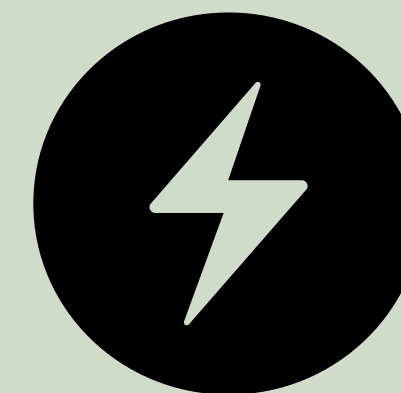
NET CARBON ZERO  
IN OPERATION  
ACHIEVABLE

BREEAM®

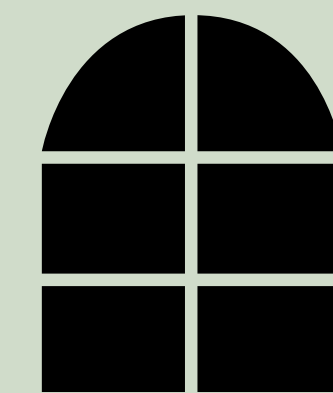
BREEAM EXCELLENT  
TARGETED



RATING OF EPC B  
TARGETED

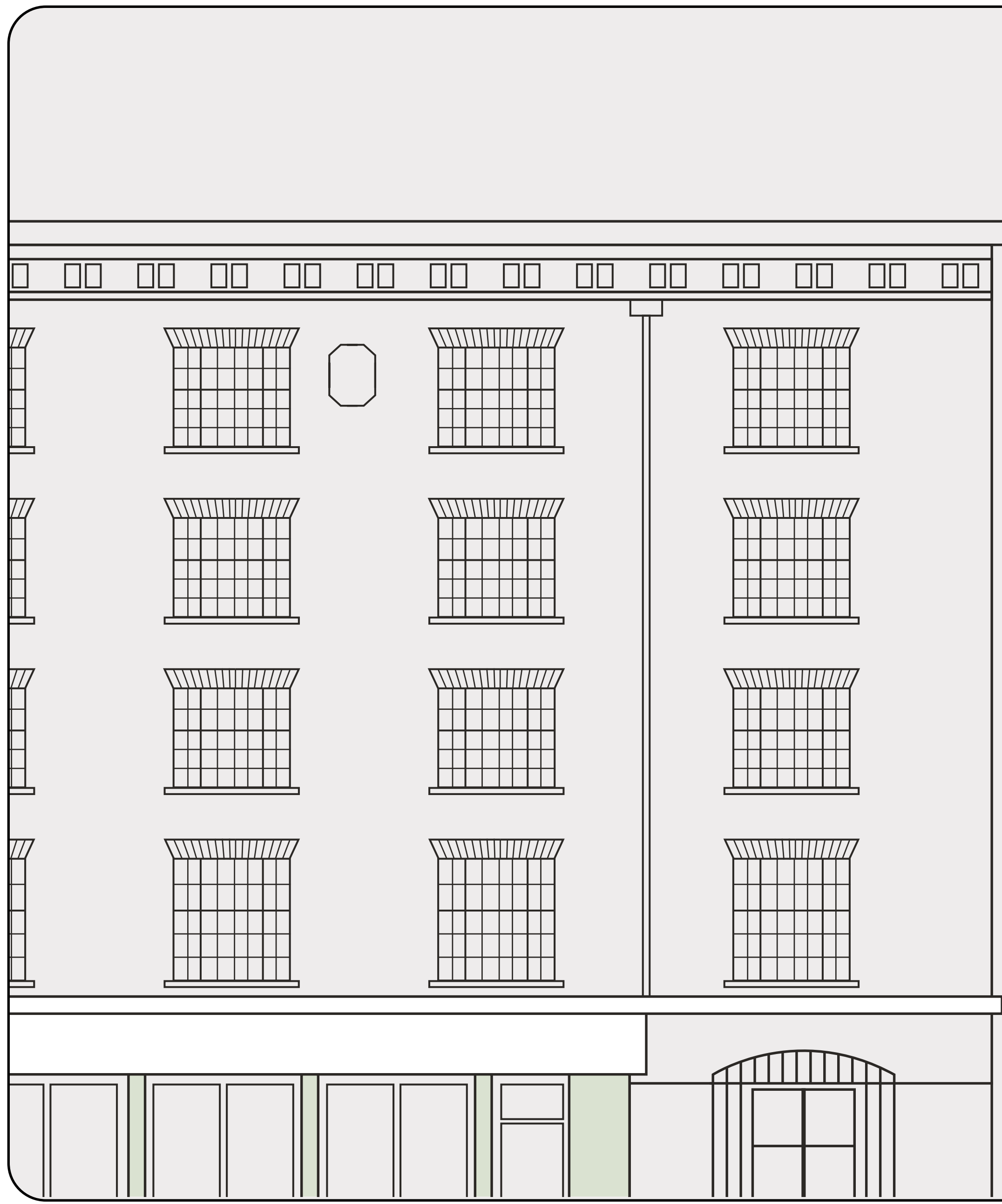


FULLY ELECTRIC  
BUILDING



OLD CHITAL WINDOWS  
RECYCLED INTO  
BATHROOM MIRRORS





FLOOR PLANS

# Size up!

FLOOR	SQ FT	SQ M
BASEMENT	743	69
GROUND	506	47
FIRST	1,755	163
SECOND	1,755	163
THIRD	1,755	163
FOURTH	1,841	171
<b>TOTAL</b>	<b>8,355</b>	<b>766</b>





CGI TYPICAL FLOOR





CGI FOURTH FLOOR



BASEMENT FLOOR

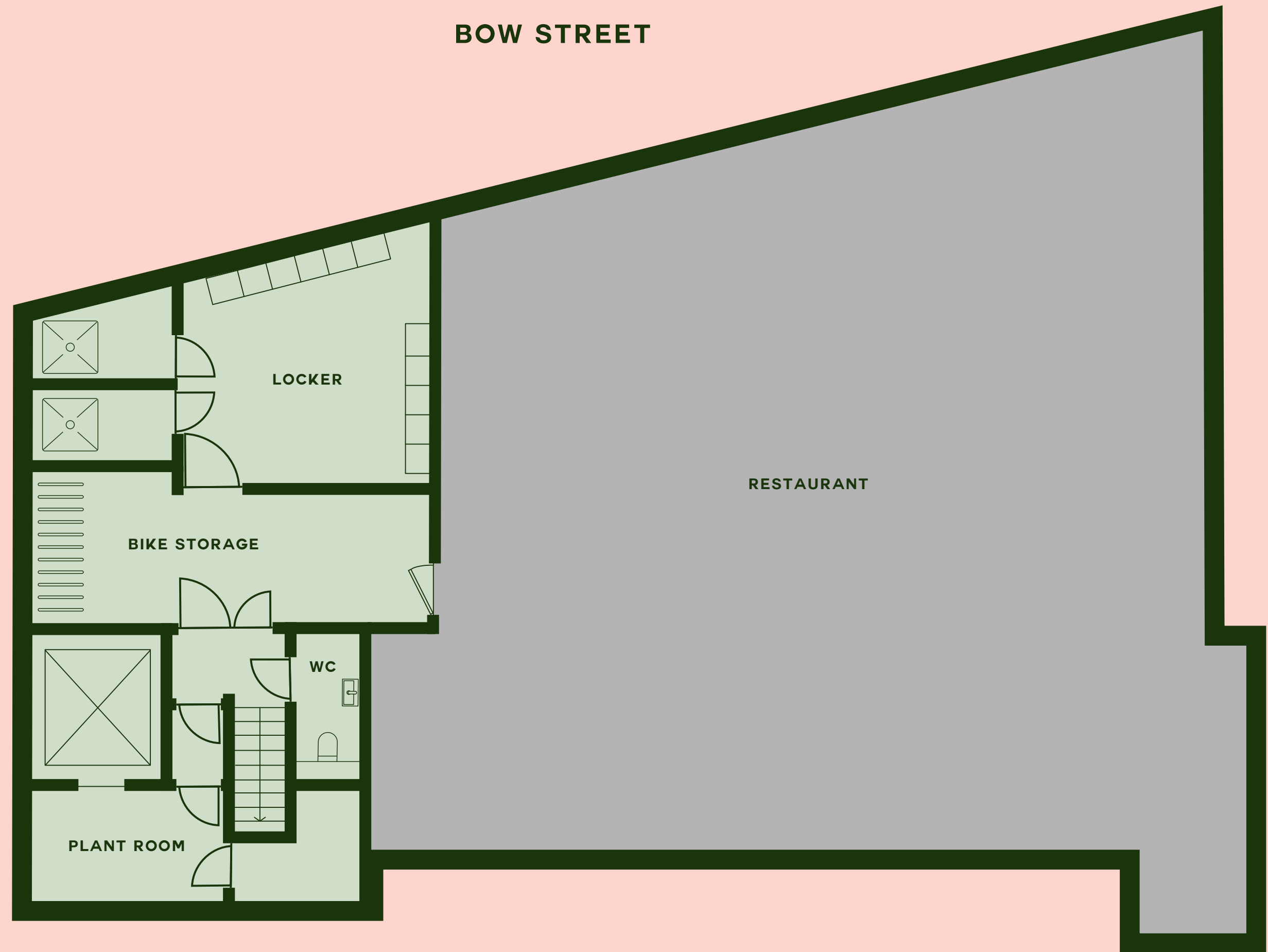
N ↗

743 Sq ft | 69 Sq m

○ RESTAURANT

○ CORE

LONG ACRE





GROUND FLOOR

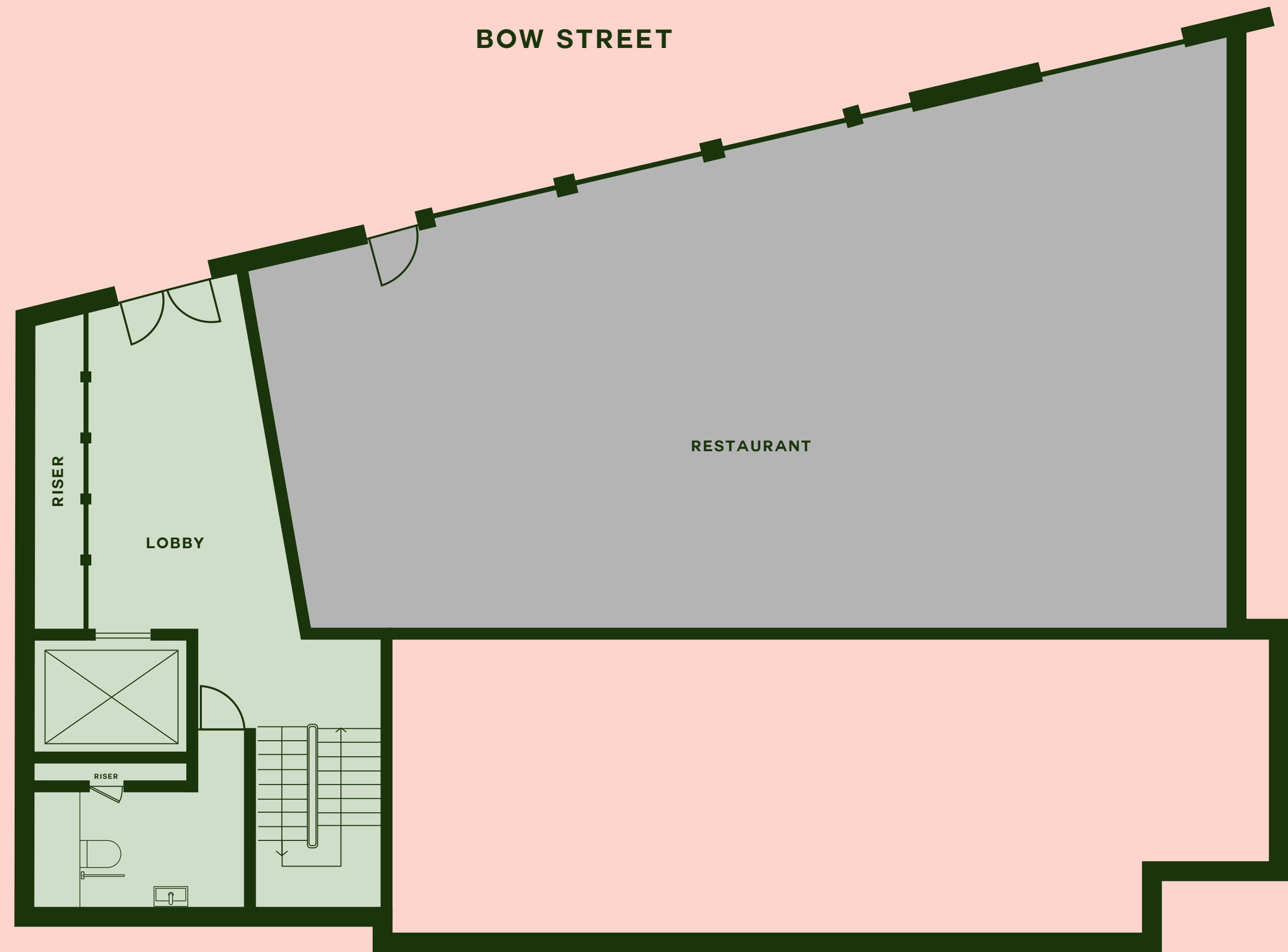
N ↗

506 Sq ft | 47 Sq m

○ RESTAURANT

○ CORE

LONG ACRE





FIRST FLOOR

N ↗

1,755 Sq ft | 163 Sq m

● OFFICE SPACE ● CORE ● TERRACE





SECOND FLOOR

N ↗

1,755 Sq ft | 163 Sq m

● OFFICE SPACE ● CORE

LONG ACRE





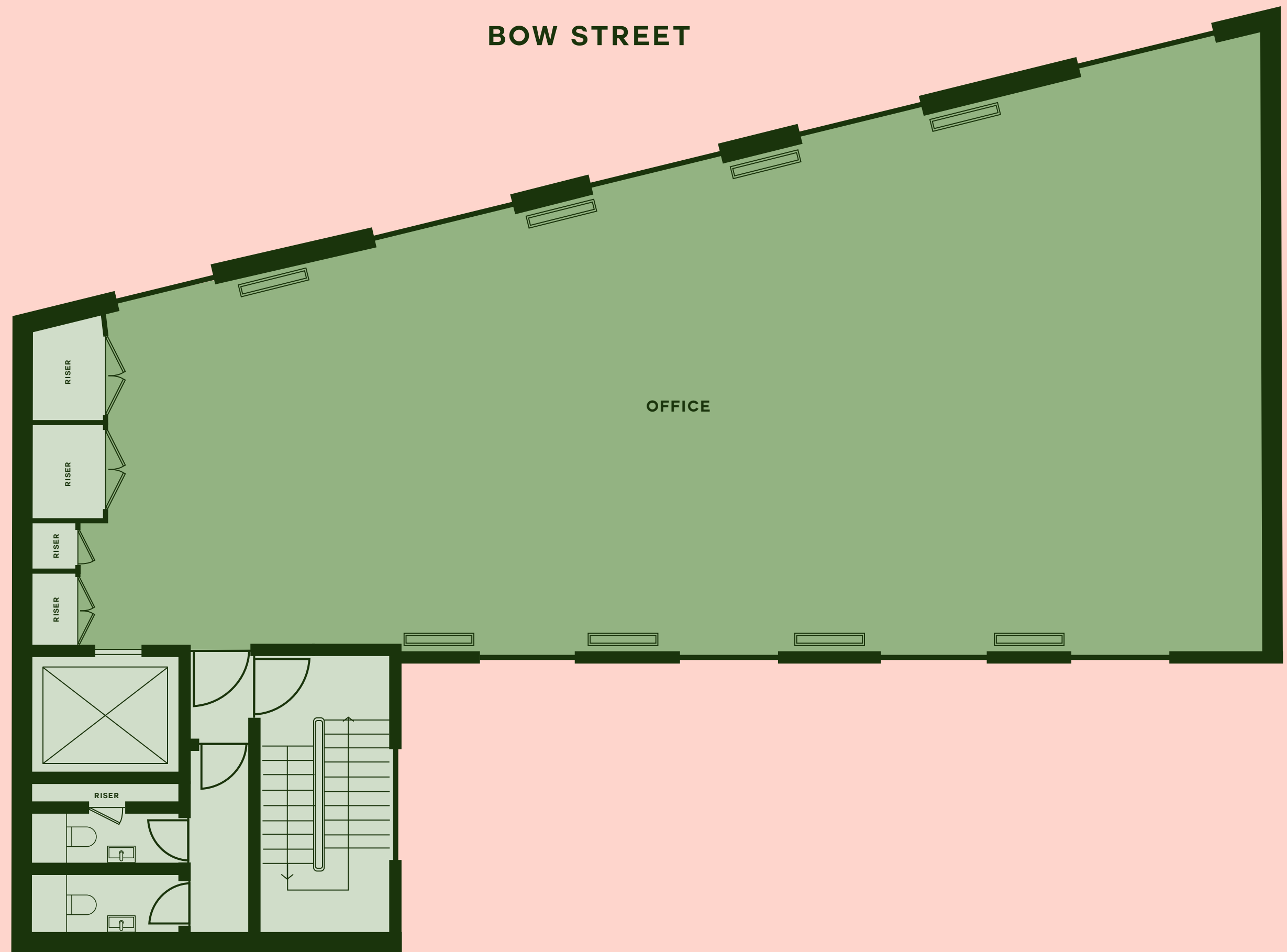
THIRD FLOOR



1,755 Sq ft | 163 Sq m

OFFICE SPACE CORE

LONG ACRE





FOURTH FLOOR

N ↗

1,841 Sq ft | 171 Sq m

● OFFICE SPACE ● CORE

LONG ACRE







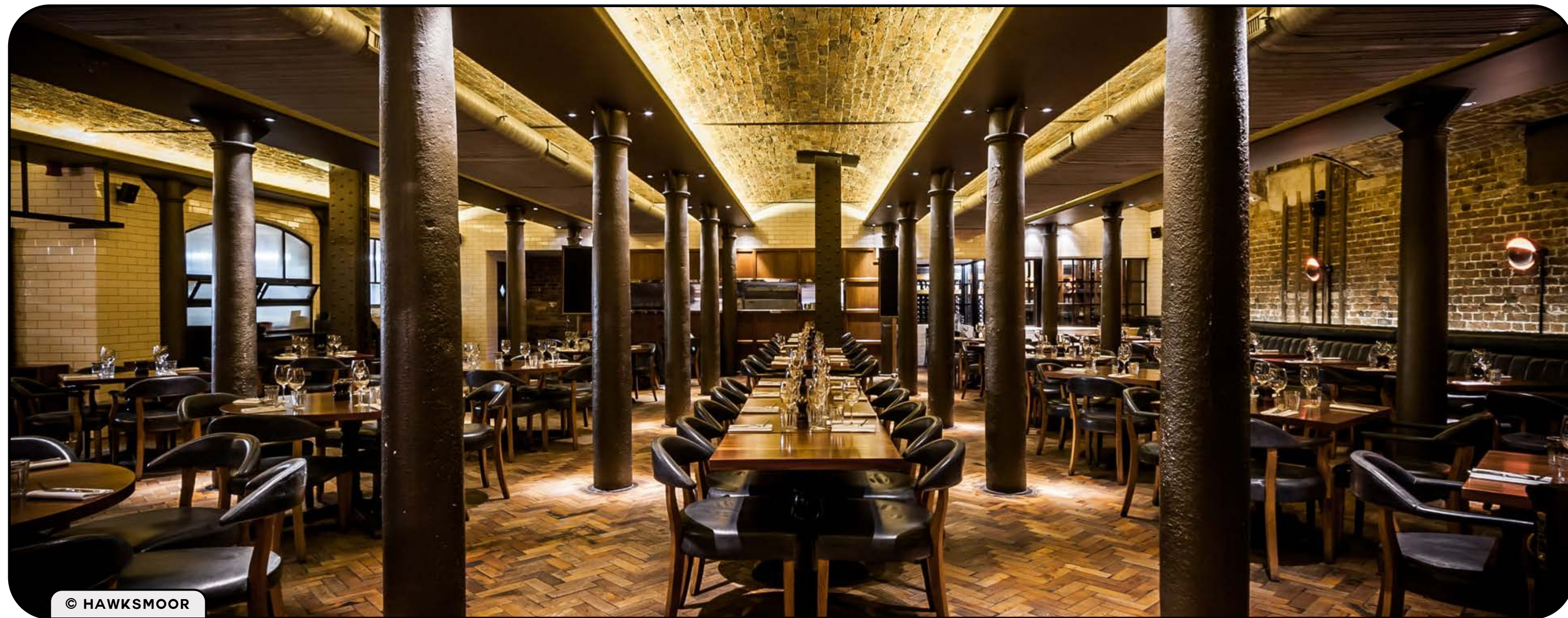
LOCAL AMENITIES

# Vibrant at heart





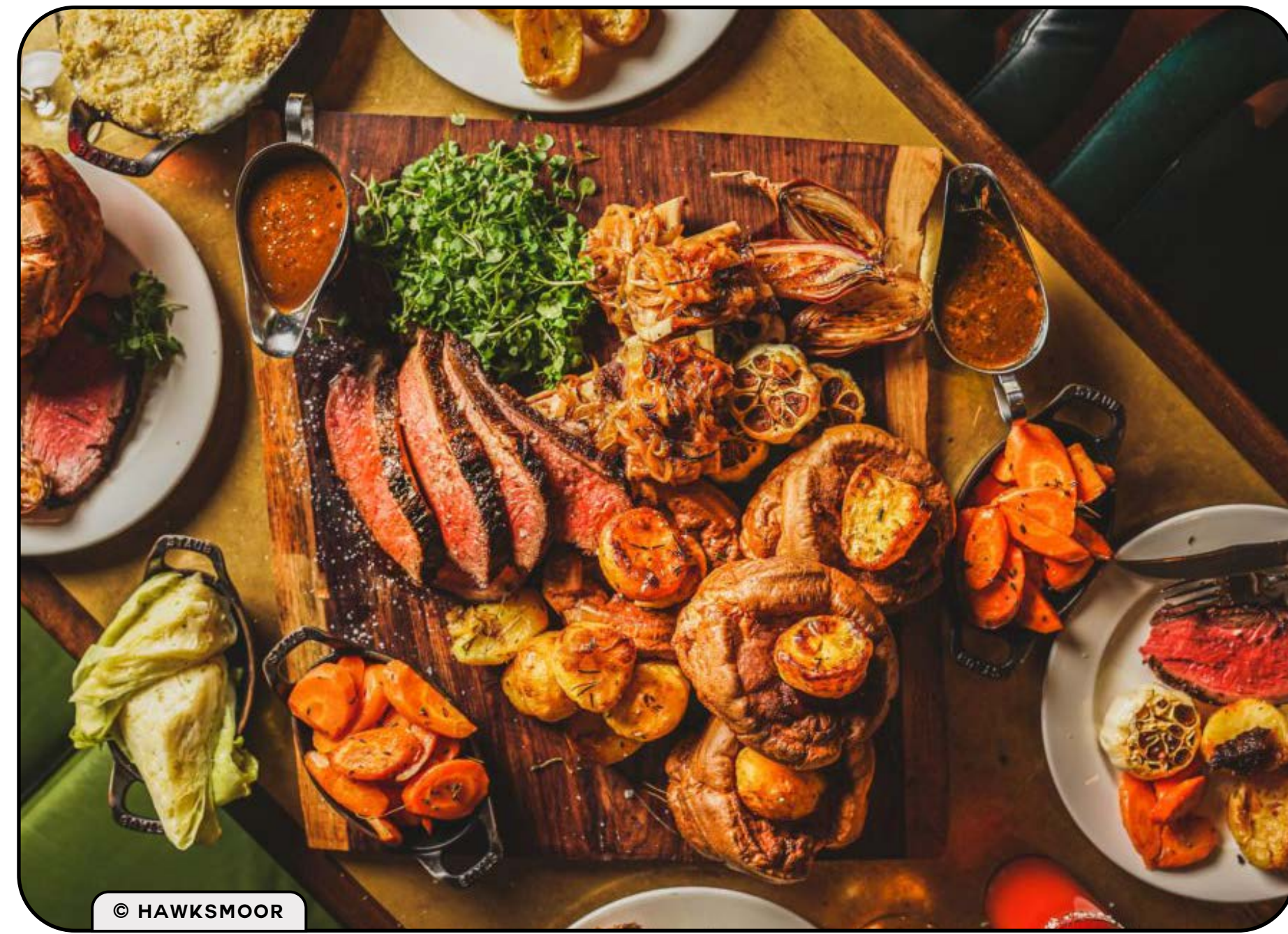
© REBEL



© HAWKSMOOR



© HOXTON



© HAWKSMOOR





10 BOW ST.



BUILDING

SPEC & ESG

FLOOR PLANS

LOCATION



# The best of Covent Garden

## FOOD & DRINK

1. AVE MARIO
2. STICKS'N'SUSHI
3. RULES
4. DISHOOM
5. HAWKSMOOR
6. BALTHAZAR
7. BLACKLOCK
8. MR FOGG'S TAVERN
9. BARRAFINA
10. ROKA
11. THE DELAUNAY
12. SOHO HOUSE
13. FISHWORKS FOOD
14. CHRISTOPHER'S

## WELLNESS

15. VIRGIN ACTIVE
16. PELOTON STUDIOS
17. JUBILEE HALL GYM
18. NUFFIELD HEALTH

## SHOPPING

19. APPLE
20. HOKA
21. MULBERRY
22. GANNI
23. TIFFANY & CO.

## ENTERTAINMENT

24. ROYAL OPERA HOUSE
25. THE COURTAULD GALLERY
26. LYCEUM THEATRE
27. FLIGHT CLUB
28. THE NATIONAL GALLERY
29. THE SHAFTESBURY THEATRE

## HOTELS

30. THE WALDORF HILTON
31. STRAND PALACE
32. ST MARTINS LANE
33. COVENT GARDEN HOTEL
34. THE HOXTON

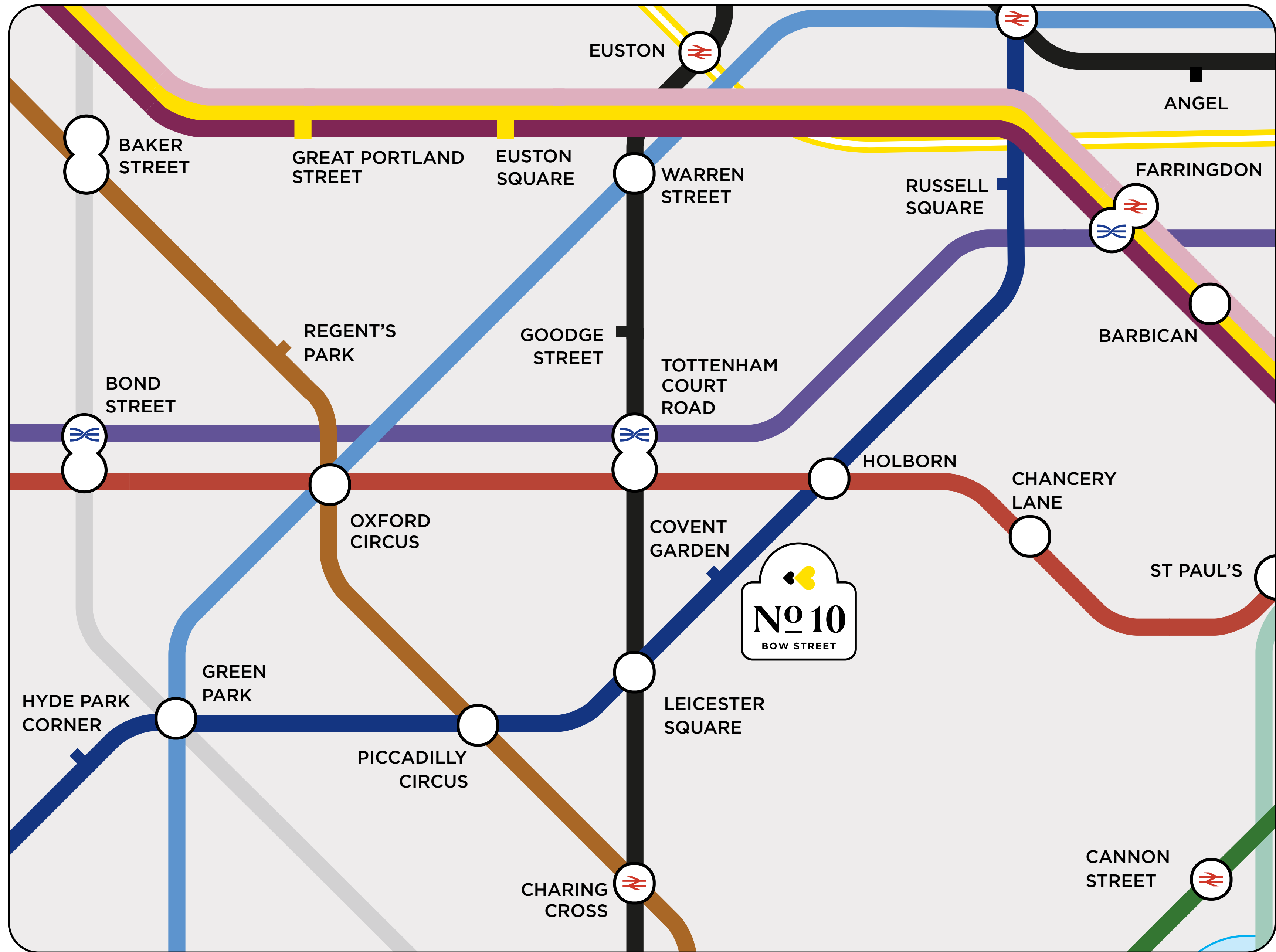




CONNECTIONS

From 10 Bow Street

COVENT GARDEN	2 MINS
GREEN PARK	4 MINS
KING'S CROSS/ST. PANCRAS	5 MINS
VICTORIA	8 MINS
LEICESTER SQUARE	7 MINS
WATERLOO	3 MINS
EUSTON	6 MINS
LONDON BRIDGE	10 MINS
TOTTENHAM COURT ROAD	9 MINS
LIVERPOOL STREET	6 MINS
PADDINGTON	6 MINS
HEATHROW	33 MINS







## Contact us



### Oliver Watkins

oliver.watkins@knightfrank.com  
+44 7976 577 325

### Nick Codling

nick.codling@knightfrank.com  
+44 7917 593 469



### Ben Orchard-Smith

ben@kontor.com  
+44 7557 988 115

### Paul Gold

paul@kontor.com  
+44 7779 100 875



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