

HOBHOUSE - 12 WHITCOMBE
STREET
Covent Garden



LDG



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DESCRIPTION

Establish your brand in HobHouse within this fantastic storefront which boasts an enviable 21m frontage in addition to a return frontage facing Pall Mall. This prominent ground floor premises offers a truly unique opportunity to showcase your company amongst two high quality neighbourhoods - St James and Covent Garden. The unit boasts a 3.6m ceiling height making it perfect for any business wanting to install high installations such as an art gallery. We are also able to provide access to communal bike storage and showers.

HIGHLIGHTS

- Self-contained ground floor storefront
- Excellent Brand Exposure
- 3.6m Ceiling Height
- Fitted With Private Office
- 21m Window Frontage
- Exposed Ceiling Mounted Steel Services
- Communal Bike Storage & Showers (access available by negotiation)
- On Site Concierge
- Access To Water & Waste
- Painted Ceiling Exposed Services
- Return Frontage
- Kitchenette
- Air-conditioning (not tested)

USE

Class e planning - suitable for retail, showroom, galleries, offices and medical, to name a few.

LEASE

New lease, term to be agreed, directly with the Freeholder.

Business Rates have been estimated.

SPLITTING UNIT

Consideration will be considered to splitting the unit into 2 units. Please enquiry for more information.

VIEWINGS

We believe a property is best seen in person - contact us for a viewing, so we can walk you through how great this space is.

VAT

This building is elected for VAT.

WHEN CAN YOU MOVE IN?

Immediately, subject to contract.

CONNECTIVITY

We understand the development benefits from fibre suppliers.

COMMUTE

Charing Cross - 5 mins
Piccadilly Circus - 5 mins
Leicester Square - 5 mins
Covent Garden - 9 mins

PARKING

Just Park - 1 min.

FOODIE HOTSPOTS

- Fallow - O'Ver
- Panton Yokochō - Pret A Manger

LIQUID LUNCH

- All Bar One - The Coach House
- Tom Cribb - Brumus Bar

A STRETCH AWAY

- PureGym - Nordic Balance
- Third Space - Tens Health

FURTHER INFORMATION

EPC & other reports are available upon request.

CONTACT

Please contact LDG (0207 580 1010) or our joint agents Newmark (Angus Harper - 0207 462 9133) for viewings.

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Schedule of Accommodation

Demise	sq ft	Rent	Rates Payable	Service charge	Total month	Total year	Availability
Ground	2,229	£120,000 /annum	£58,500 /annum	£13,554 /annum	£16,004.50	£192,054	Available
Total	2,229				£16,004.50	£192,054	

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Ready to talk?



**HARRISON
EAGLES**

DD: 0207 290 0599
M: 07940 930 930
E: harrison@ldg.co.uk



**HARRY
ISAACS**

DD: 020 7291 0993
M: 07756 873 842
E: harry.i@ldg.co.uk

LDG | www.ldg.co.uk
53 Great Titchfield Street
London, W1W 7PJ

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AREA PLAN




HOBHOUSE COURT

Whitcomb Street, LONDON, WC2H

7-13 Whitcomb Street

Ground Floor

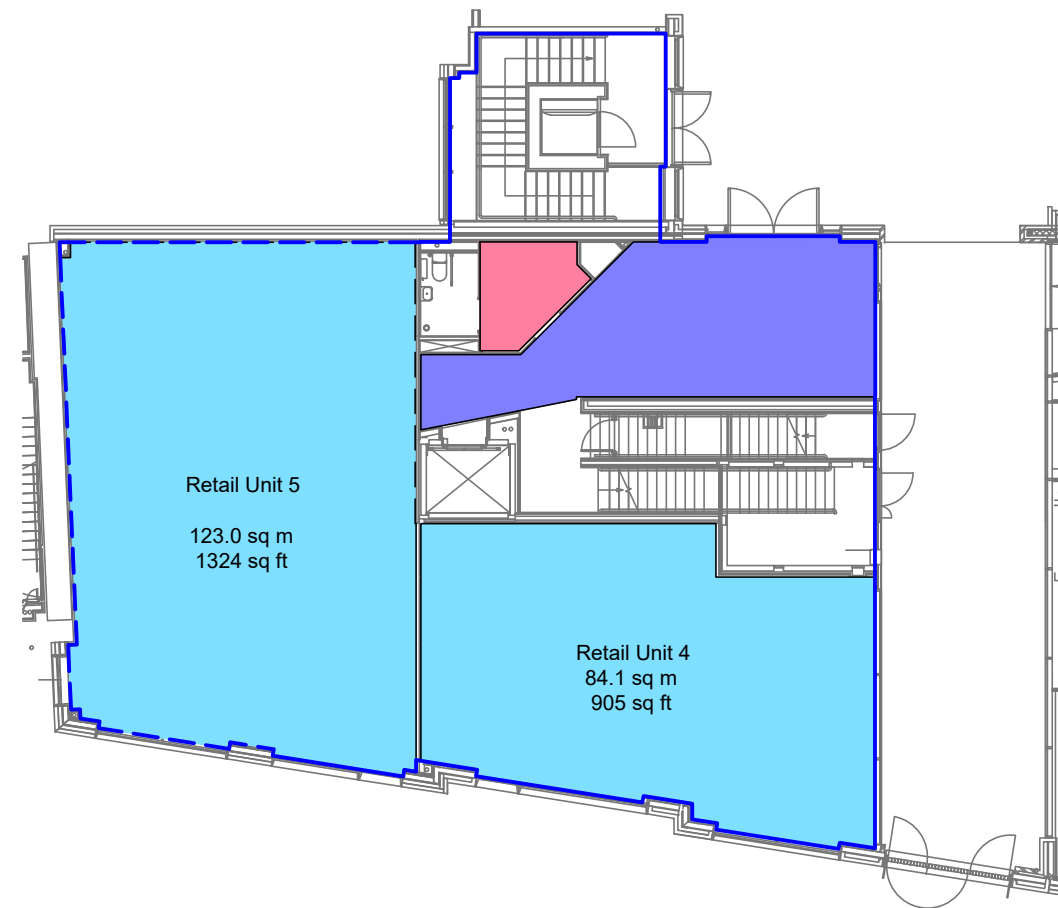
Net Internal Area

	RETAIL	207.1 sq m	2229 sq ft
	RECEPTION	39.4 sq m	424 sq ft
	ANCILLARY	6.3 sq m	68 sq ft

TOTAL NIA: 252.8 sq m 2721 sq ft

Gross Internal Area

	FLOOR GIA	335.6 sq m	3612 sq ft
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WHITCOMB STREET

Dwg No. 43922-7_13WS-AG

Issue A December 2019

Scaled for presentation purposes

Plowman Craven

Regulated by RICS



T +44(0)1582 765566 W www.plowmancraven.co.uk

Condition of Site:

Occupied
Vacant
Under Construction
Heavy Fit-Out
Cat A Fit-Out
Shell & Core

Notes:

This drawing complies with the RICS Code of Measuring Practice, 6th edition (September 2007) and the Globally applicable 6th Edition (May 2015). It indicates the extent of the areas quoted, produced to an accuracy commensurate with standard presentation scales. It is held in a scaled digital CAD format.

Dashed line denotes assumed wall line. Wall line inaccessible at time of survey.

The background data shown in grey has been produced by a Third-Party and is shown for reference purposes only. This data may not coincide with the extents of the on-site measurements.

Revisions:

A - Original Issue (December 2019)