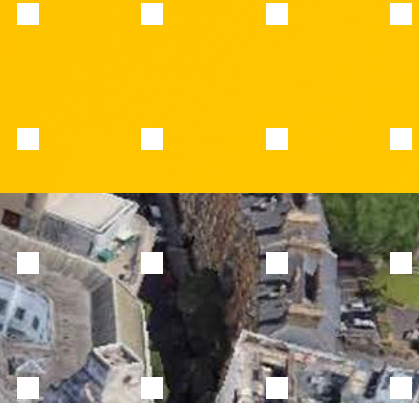


# 32 Parker Street, WC2

32 Parker Street, London, WC2B 5PH

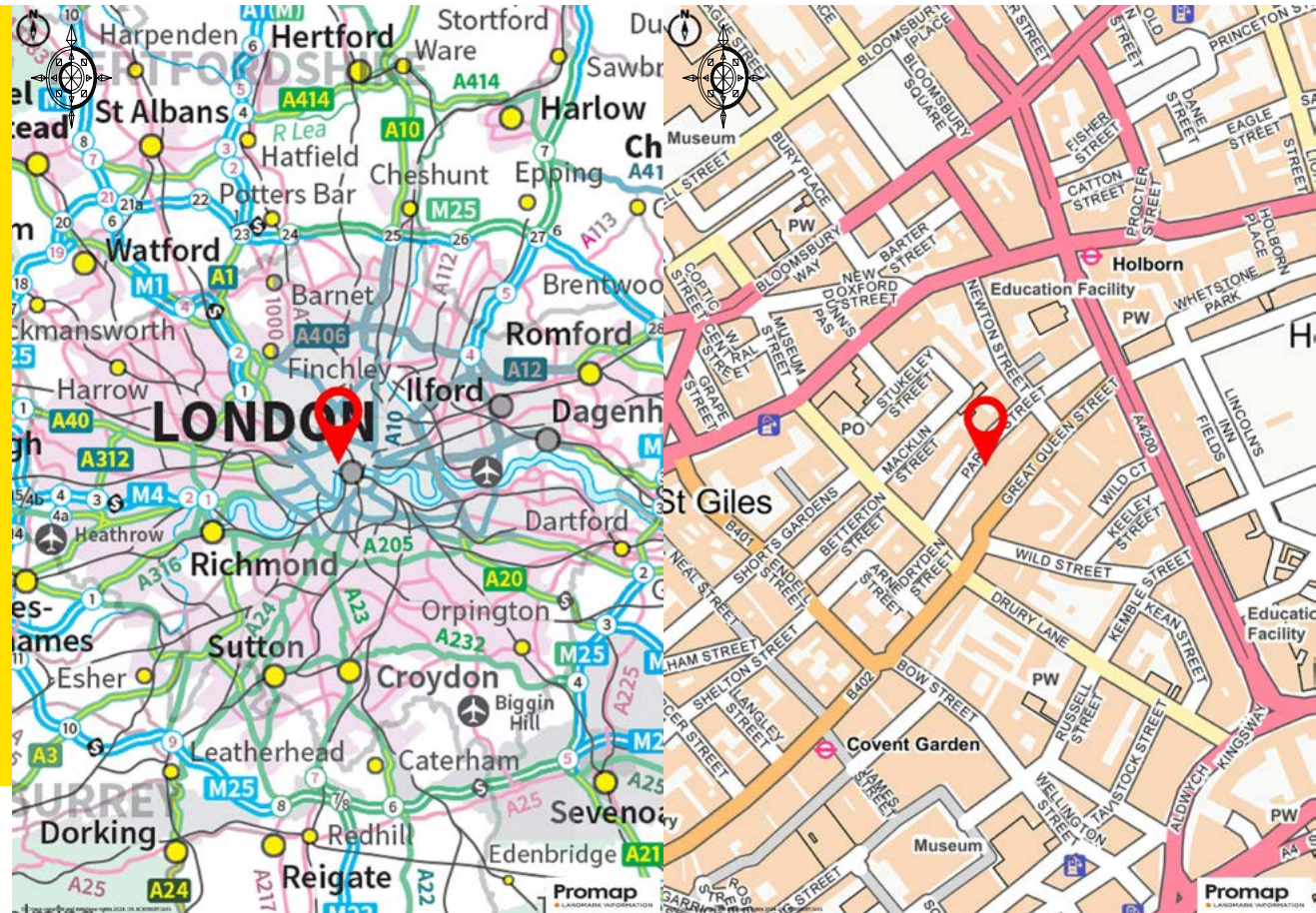
For Sale / To Let - High Quality Refurbished Business Space



savills

## KEY HIGHLIGHTS

- Recently Refurbished High Quality Business Space
- Freehold
- Use Class E (Office), Suitable for Alternative Uses (STPP)
- Prominent Location in the Heart of Covent Garden, with Excellent Connectivity and Public Transport Communications
- Capable of Sub-Division on a Floor by Floor Basis
- Scope for Redevelopment / Repositioning Opportunity (STPP)
- NIA 3,418 sq ft (318 sqm)



## LOCATION

The property is located at the heart of Covent Garden, occupying a prominent position fronting Parker Street, a short walk from Covent Garden tube station with access to the Piccadilly Line. Leicester Square and Tottenham Court Road tube stations are also accessible on foot, and provide access to the Northern and Central lines.

Alternatively, the property is serviced by a number of bus, road and cycle routes and has direct access to Heathrow Airport via the Piccadilly Line.

Covent Garden is regarded as one of the prime London tourist locations, providing an abundance of boutique amenities.



## DESCRIPTION

The property comprises a former warehouse built of traditional steel framed construction, which has been sympathetically refurbished to provide a stunning, high quality Grade A business space, incorporating its original exposed steel beams, combined with a warm timber floor and steel framed glazed doors to create a light, warm space that retains the industrial feel of the original building.

The building is arranged over three floors, and is configured to provide a reception / bar area with a private board room, partitioned by a powder coated aluminium framed glazed curtain wall at ground floor. At first floor, the space is predominantly configured as open plan office accommodation with the benefit of three private meeting rooms and ancillary storage. The top floor, similar to the first floor, is configured to provide predominantly open plan office accommodation with two private meeting rooms, however, the top floor benefits from excellent natural lighting with skylight windows across both elevations of the duo pitched roof.

It has been fitted out to a high specification including a combination of both timber and carpeted flooring, raised floor access with underfloor sockets, wall mounted Mitsubishi air conditioning and a combination of both suspended and recessed LED strip and spot lighting.

The property is served by a lobby entrance and a stair case to the south western elevation providing access to the upper floors, enabling each floor to be fully self-contained. Additionally, it is well equipped with staff welfare facilities, with each floor benefiting from its own kitchenette and W/C's at both ground and second floors.

## ACCOMMODATION

Measured in accordance with the RICS code of measuring practice (6th edition) on a net internal basis and for guidance purposes only.

Floor	sq ft	sq m
Ground Floor Office	1,131	105
First Floor Office	1,351	126
Second Floor Office	936	87
<b>Total</b>	<b>3,418</b>	<b>318</b>

## TENURE

Freehold with Vacant Possession.

The property is also available to let at £67.50 per sq ft per annum exclusive, on flexible lease terms.

## PRICE

Offers in excess of £5,250,000 ( Five Million Two Hundred and Fifty Thousand Pounds)

## BUSINESS RATES

Rateable Value 2024 - £152,000

## EPC

43 B

## VAT

VAT is applicable

## LEGAL COSTS

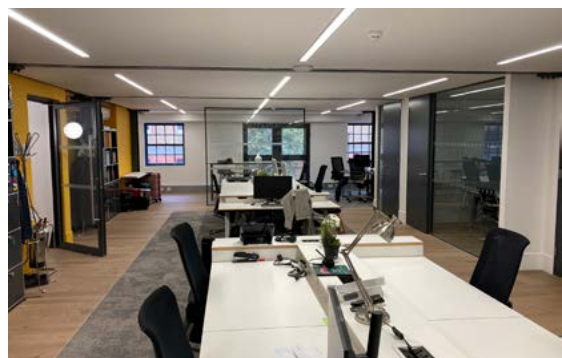
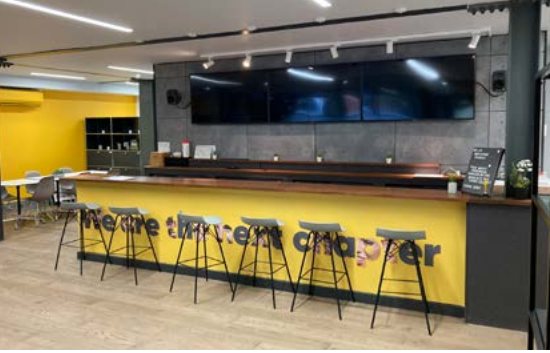
Each party to bear their own legal costs incurred in this transaction.

## ANTI MONEY LAUNDERING (AML)

Any offers accepted will be subject to completing AML checks.

## VIEWINGS

Viewings are available by prior appointment with the Sole Agent, Savills.



## CONTACT

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