

35
KING
STREET

COVENT
GARDEN
OFFICE

W E L L C O M M E

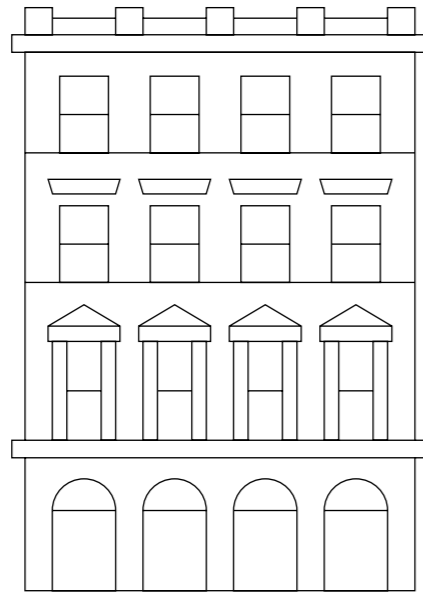
Welcome to Covent Garden Offices from Capco – a collection of versatile bespoke offices in an unbeatable central London location. Known all over the world for its iconic Royal Opera House and Piazza, world-class shops and restaurants, open spaces and charming cobbled pedestrianised streets, Covent Garden provides the ultimate arrival experience for you and your clients.

When you move into one of our workspaces, you can expect more than just a great location. As custodians of Covent Garden, we pride ourselves on knowing our customers as well as we know our buildings. We'll look after your needs from day one, with on-call maintenance, 24-hour security and concierge services, and all the advantages of belonging to our estate-wide community of businesses.

And when your business grows or changes, we'll help you adapt your space or find you a new one within our extensive portfolio.



Interconnecting first and second floors



FLOOR AREAS

| | SQ FT | SQ M | AVAILABILITY |
|-------------------|--------------|--------------|---------------------|
| Fifth | 1,080 | 100.3 | LET |
| Fourth | 1,262 | 117.2 | LET |
| Third | 1,294 | 120.2 | LET |
| Second | 2,738 | 254.4 | AVAILABLE |
| First | 3,480 | 323.3 | AVAILABLE |
| Total area | 6,218 | 577.6 | |

Lower Ground – 4,115 sq ft estate meeting room facility

- PRIME PIAZZA LOCATION**: Icon of a location pin.
- CATEGORY A+ (FULLY FITTED)**: Icon with 'CATA+' text.
- CATEGORY A (UNFITTED)**: Icon with 'CATA' text.
- ICONIC VIEWS**: Icon of a window grid with a view.
- PART OF AN ESTATE**: Icon of multiple buildings.
- SHOWERS**: Icon of a shower head.
- AIR QUALITY**: Icon of a tree.
- JOINING A COMMUNITY**: Icon of a group of people in a circle.
- FIBRE READY**: Icon of fiber optic cables.
- 24-HOUR SECURITY AND CLEANING**: Icon of crossed tools.
- PRIVATE TERRACE**: Icon of a table and chairs under a canopy.
- PRIVATE 24-HOUR CONCIERGE**: Icon of crossed keys.
- LARGE COMMUNAL TERRACE**: Icon of a building with a tree on a terrace.
- LIFT ACCESS**: Icon of a lift shaft.
- BIKE RACKS**: Icon of two bicycles.
- COMMUNAL MEETING ROOMS**: Icon of people around a table.



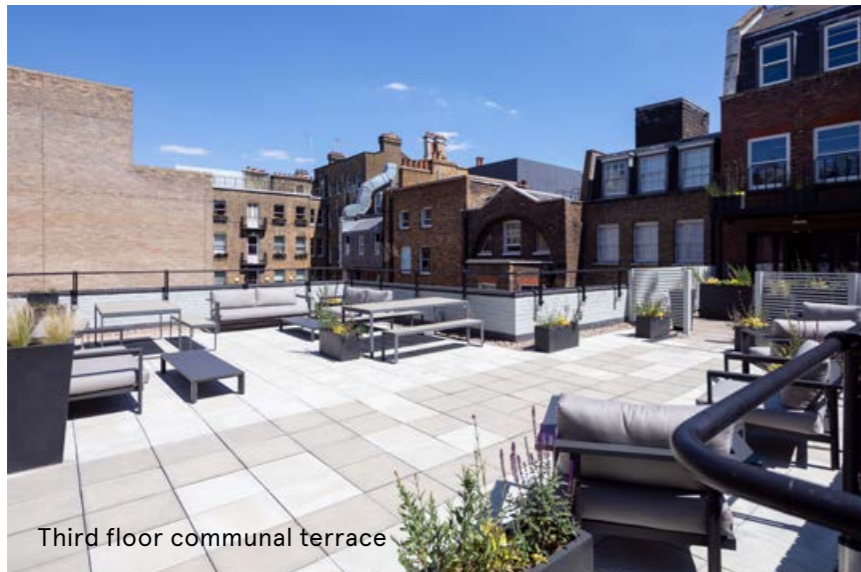
PLUG AND PLAY

Our fully fitted CAT A+ solution allows your company to easily move in to the space. Without any worry about furnishings and IT set up, all you need to bring is your staff and laptops to enjoy stylish furniture and optimised workstations. 35 King Street provides a true high quality plug and play opportunity that will support your business.

35 KING STREET



Fifth floor meeting room



Third floor communal terrace



Fifth floor office



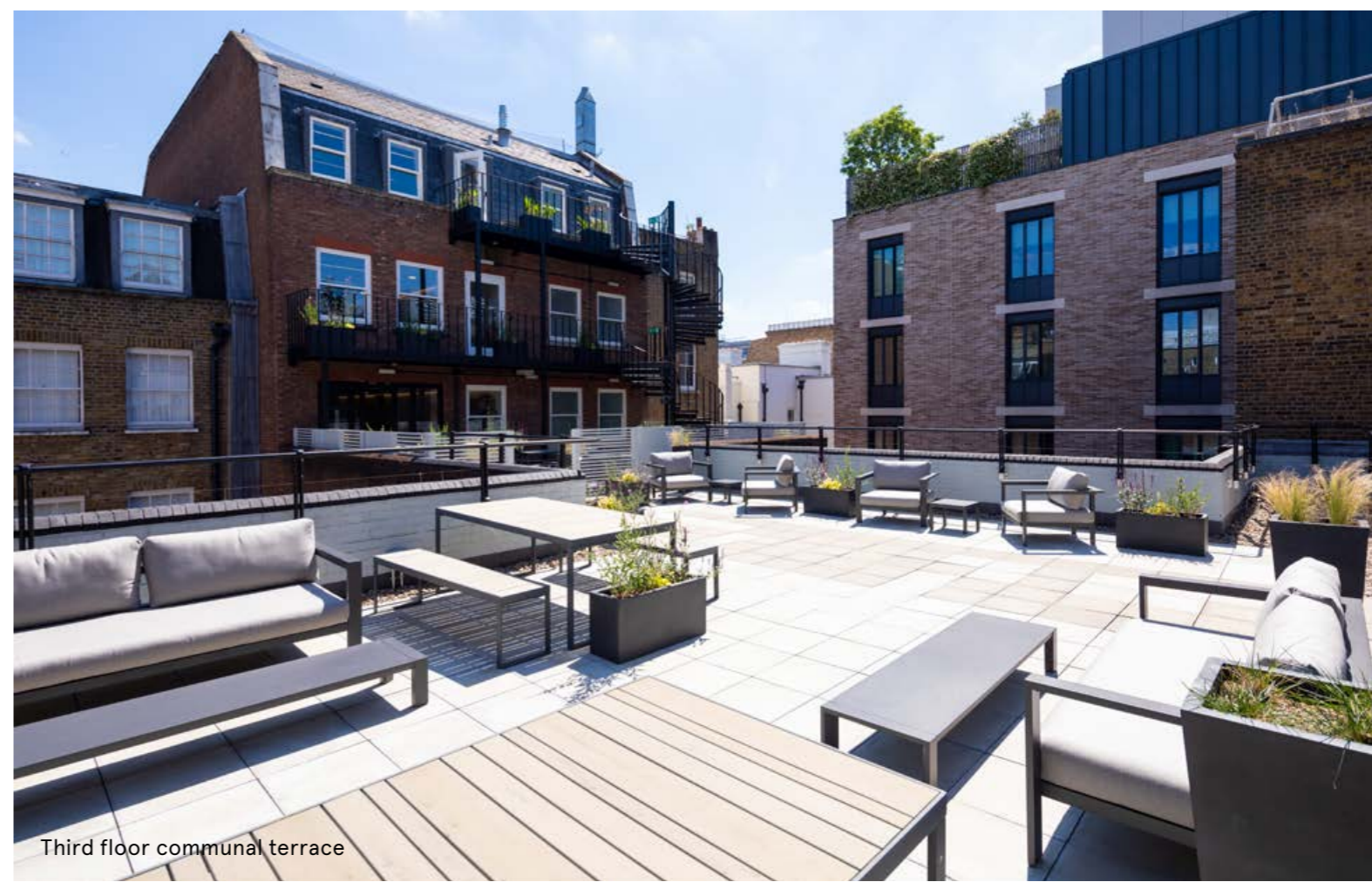
Second floor office

06
07

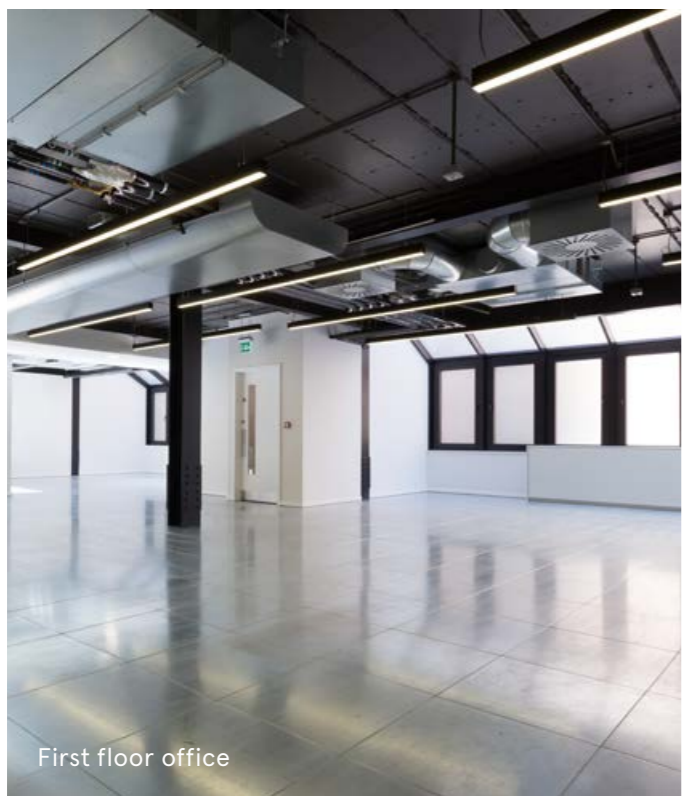


STAMP YOUR STYLE

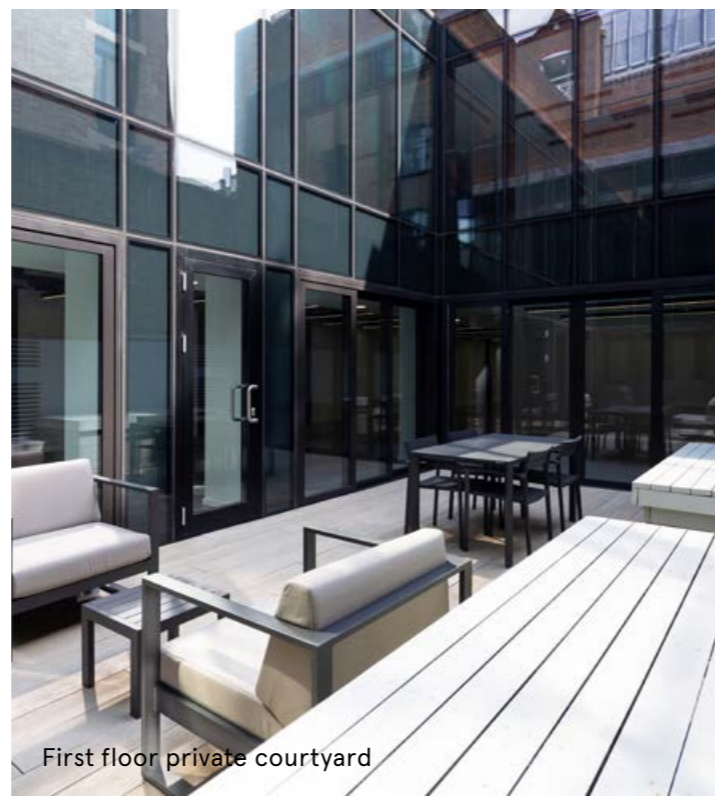
The first and second floors have endless potential for you to customise and configure to suit your needs. With the first floor courtyard and third floor communal roof terrace, there are multiple spaces to take in the outdoors and breathe the fresh air.



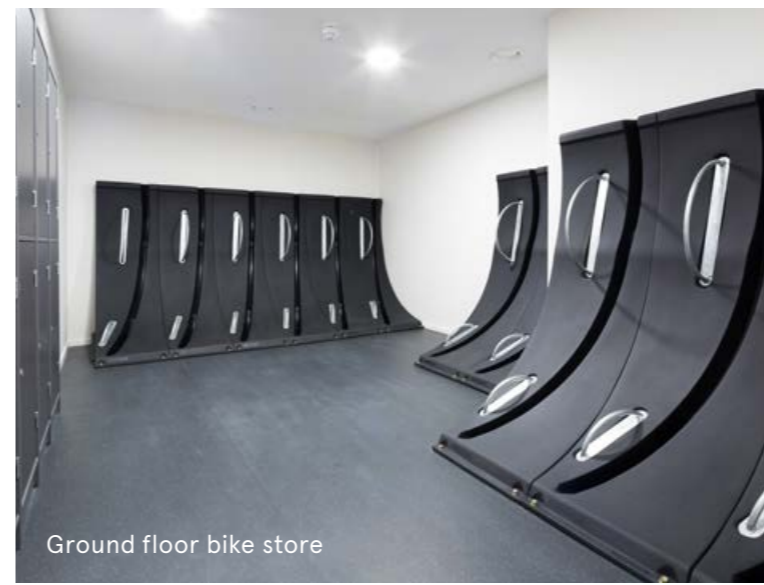
Third floor communal terrace



First floor office



First floor private courtyard



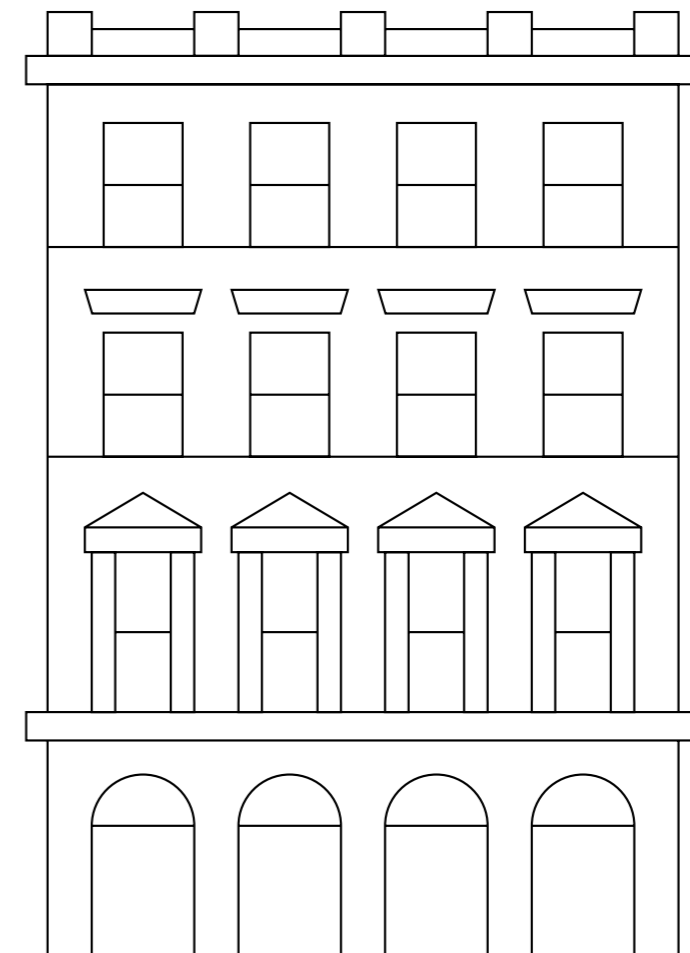
Ground floor bike store

S P E C I F I C A T I O N S

- Ultrafast fibre optic broadband from G.Network
- Front of house reception
- Openable windows
- Eight person passenger lift
- WC and shower facilities with high quality finishes
- Air conditioning system using a four pipe fan coil system
- 75mm raised-access floor
- Fully data cabled
- Suspended LED lighting
- SKA Silver sustainability rating
- Operating density is 1/10m²
- Bicycle storage

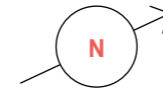
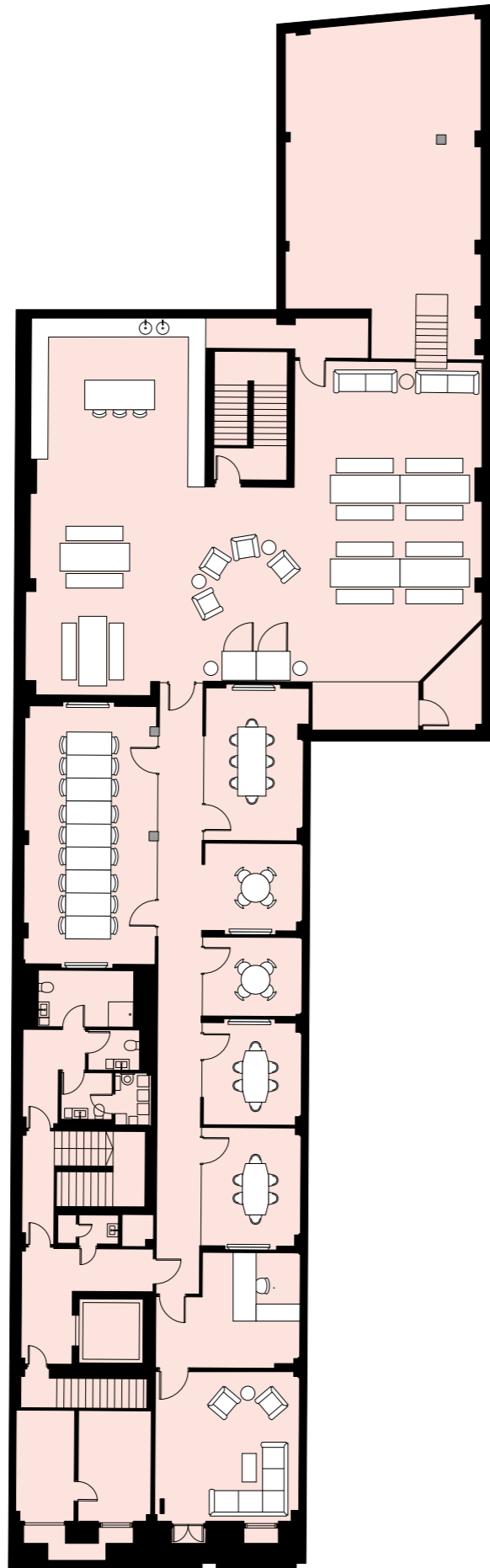
B E N E F I T S

- High standard of estate management and upkeep from Capco
- Air that's 25% cleaner than in Soho or Mayfair
- 24-hour estate-wide security and cleaning services
- Access to Capco's exclusive 24-hour 'lifestyle' concierge service
- Fibre optic broadband across the whole estate
- Access to dry-cleaning service
- Access to discount and rewards scheme
- Exclusive access to year-round Covent Garden Estate events programme
- Monthly bike-maintenance scheme
- Pedestrianised areas resulting in enhanced air quality for a wider safer realm
- Commitment to plastic reduction and Net Zero Carbon by 2030
- World-class retail, restaurant and leisure on the door step with 7,000 hotel rooms, 40,000 theatre seats and over 40 bars and restaurants
- Covent Garden landmark location with heritage and history
- Walking distance from four tube stations and three mainline stations
- Fully accessible and DDA compliant



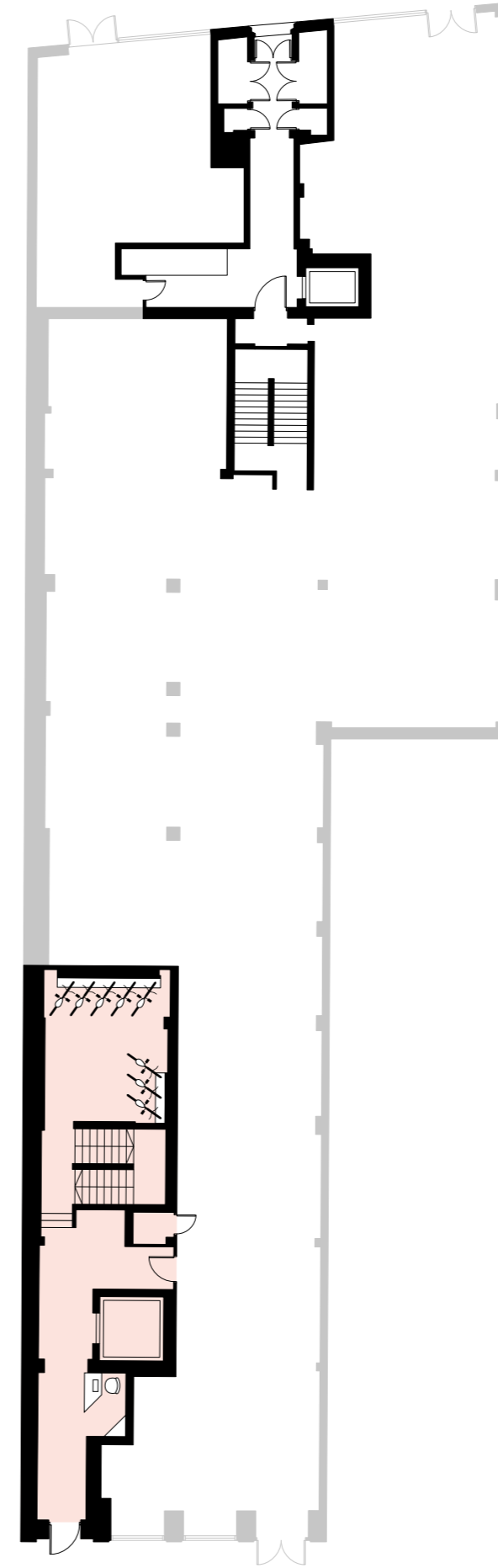
LG

| ESTATE MEETING ROOM FACILITY | |
|------------------------------|---|
| Work stations | 12 |
| Meeting rooms | 7 |
| Large kitchen/breakout area | 1 |
| Breakout area | 1 |
| Total area | 4,115 sq ft 382.3 sq m |



G

| FACILITIES | |
|------------------|--|
| Manned reception | |
| Bike store | |

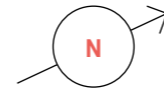
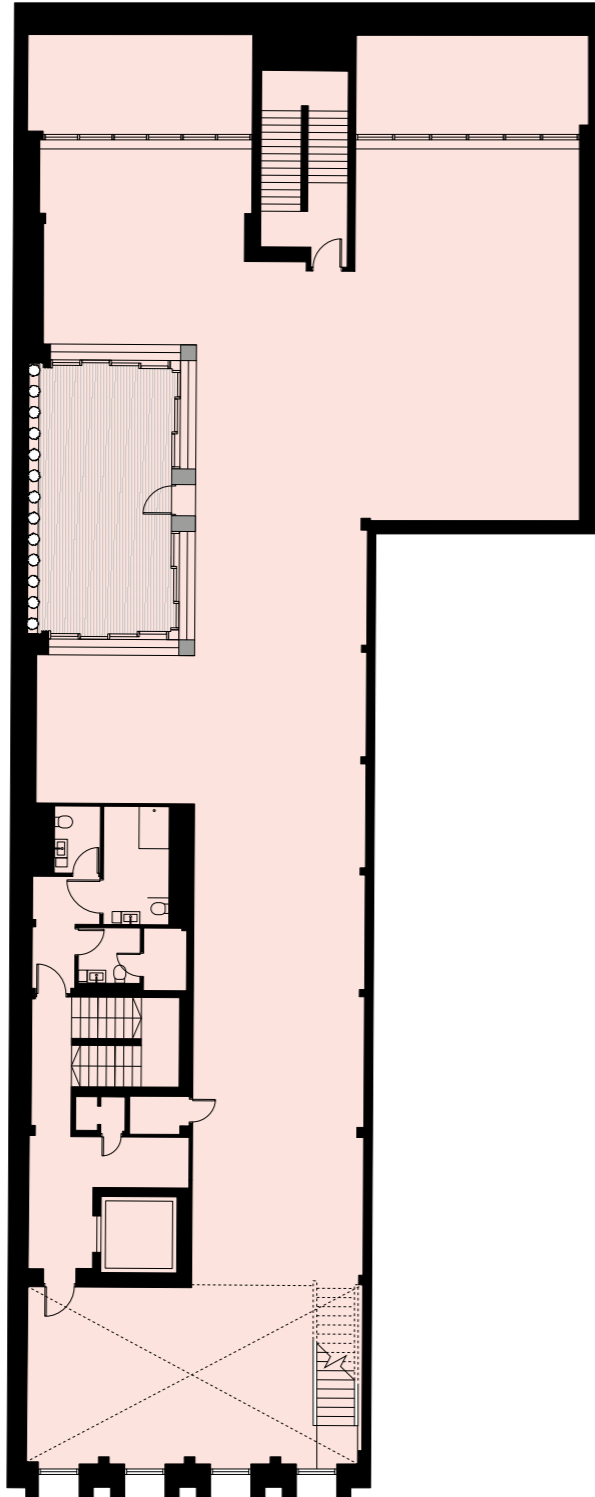


01

FLOOR AREA

Total area 3,480 sq ft
323.3 sq m

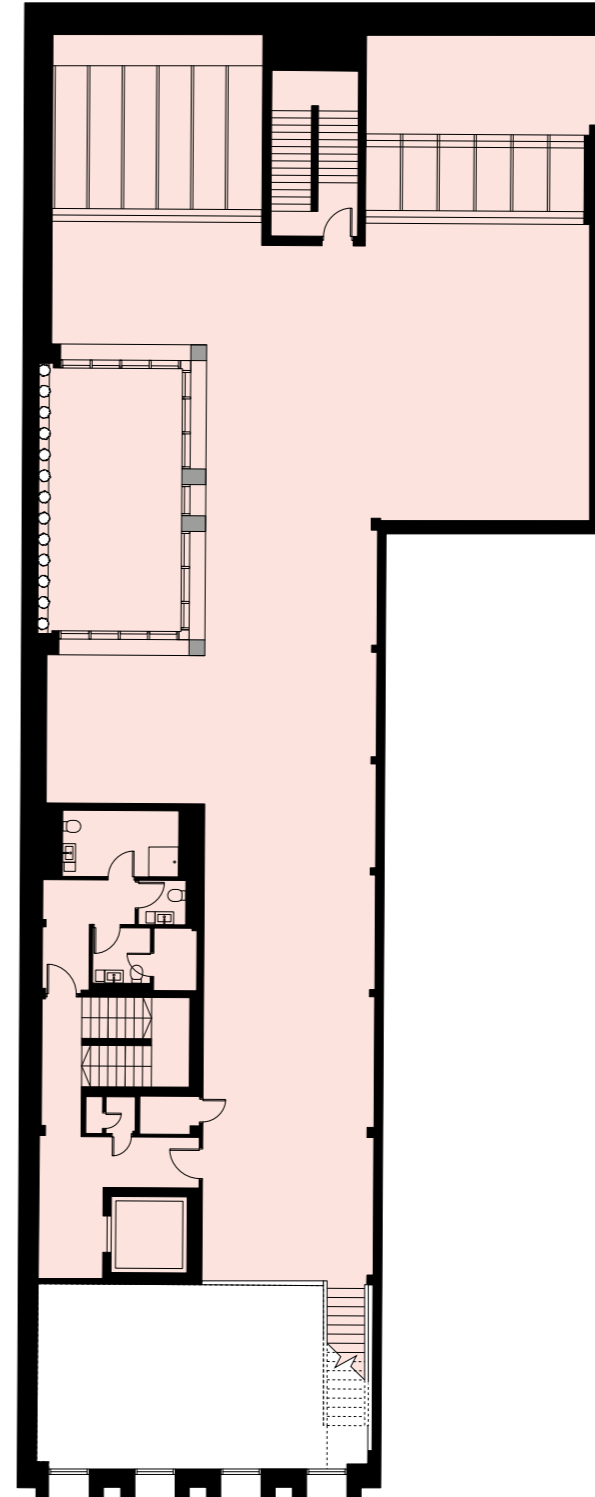
✕ Double height ceiling



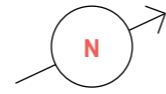
02

FLOOR AREA

Total area 2,738 sq ft
254.4 sq m

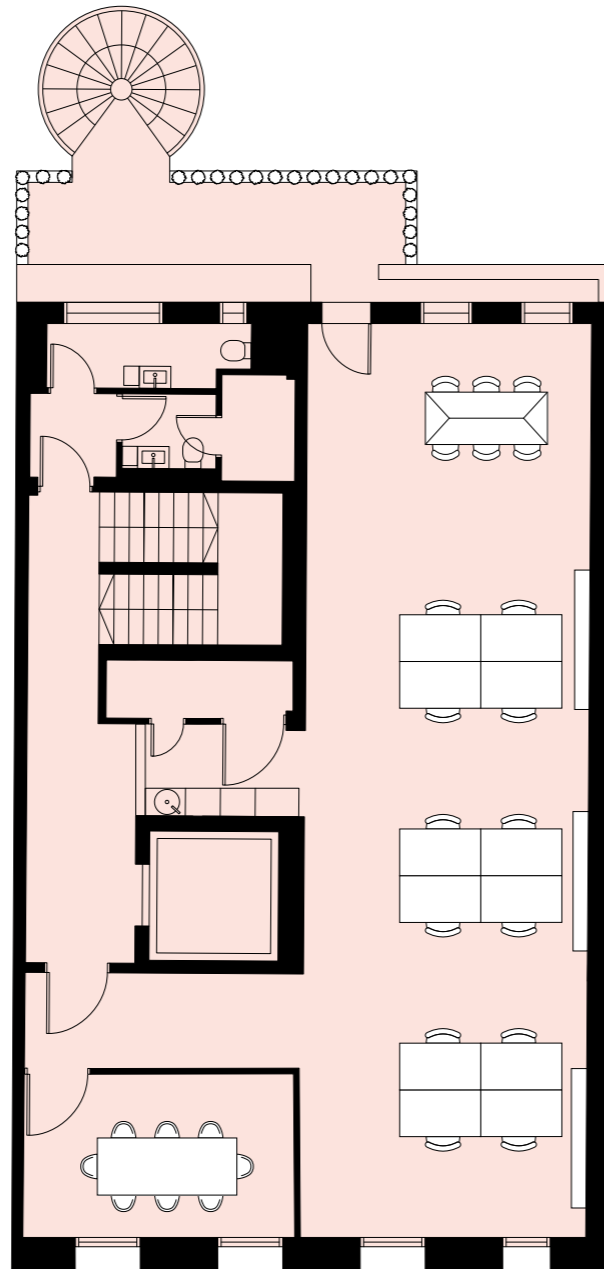


05



PLUG AND PLAY SPECIFICATION

| | |
|-------------------|---|
| Desks | 12 |
| Meeting rooms | 1 |
| Meeting booths | 2 |
| Private terrace | 1 |
| Total area | 1,173 sq ft 109.0 sq m |



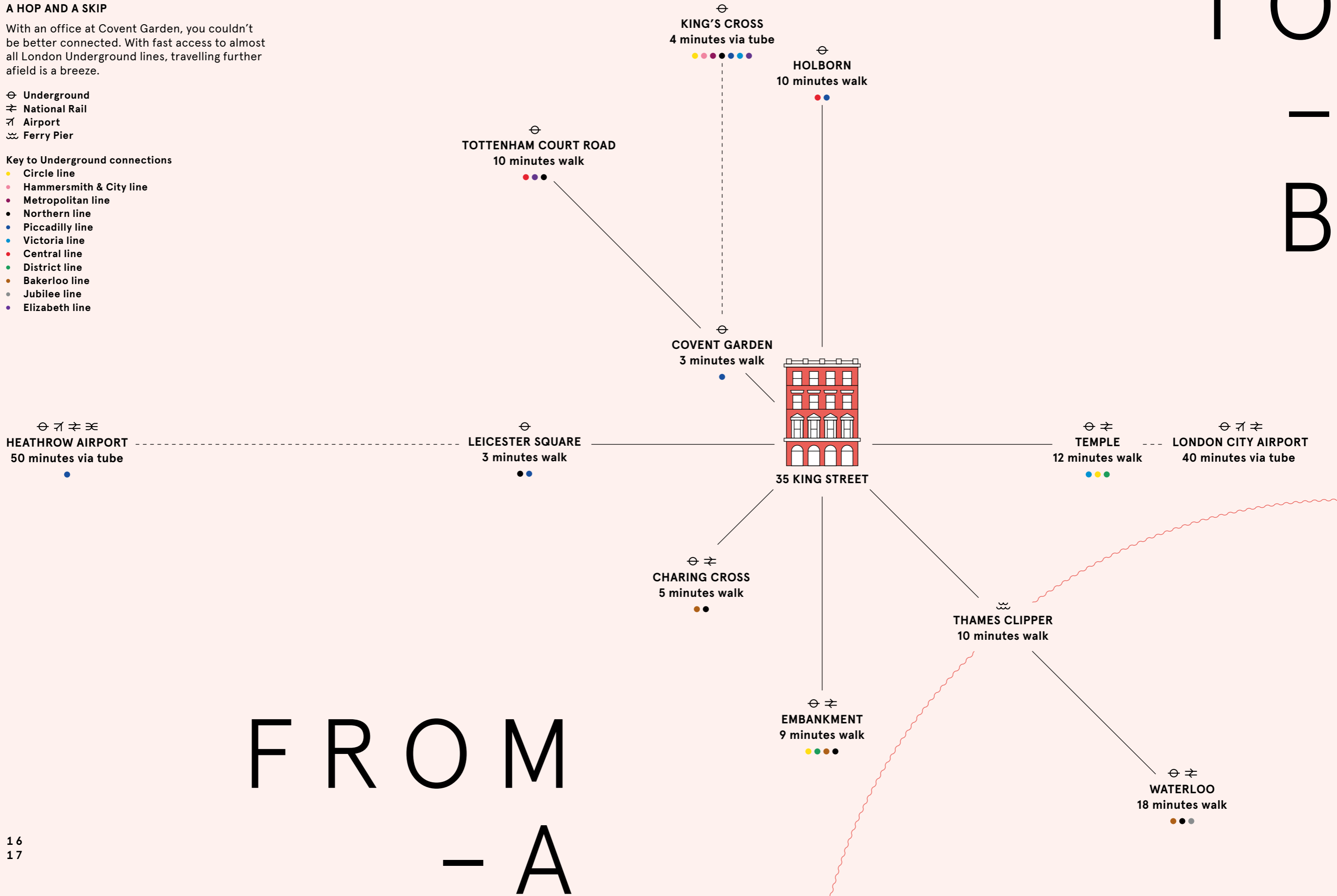
A HOP AND A SKIP

With an office at Covent Garden, you couldn't be better connected. With fast access to almost all London Underground lines, travelling further afield is a breeze.

- ⊖ Underground
- ≠ National Rail
- ✈ Airport
- ⚓ Ferry Pier

Key to Underground connections

- Circle line
- Hammersmith & City line
- Metropolitan line
- Northern line
- Piccadilly line
- Victoria line
- Central line
- District line
- Bakerloo line
- Jubilee line
- Elizabeth line



T O
-
B

F R O M
-
A

WORK & PLAY

- 35 KING STREET
- OFFICES
- PEDESTRIANISED ZONE
- RETAIL
- FOOD & BEVERAGE
- OUTSIDE SEATING

OUR COVENT GARDEN ESTATE

Clean, well-maintained and 24-hour security with a workspace at Covent Garden Offices, you'll have access to everything you need right on your doorstep.



SHOPPING

- 01 A.P.C.
- 02 APPLE
- 03 BUCHERER
- 04 CHANEL
- 05 CHARLOTTE TILBURY
- 06 DIOR
- 07 GANNI
- 08 GLOSSIER
- 09 JO MALONE
- 10 KICK GAME
- 11 MULBERRY
- 12 NARS
- 13 PAUL SMITH
- 14 POLO RALPH LAUREN
- 15 REFORMATION
- 16 TAG HEUER
- 17 TIFFANY & CO
- 18 TOM FORD
- 19 TUDOR

FITNESS

- 22 GYMBOX
- 23 JUBILEE HALL GYM
- 24 NUFFIELD HEALTH
- 25 PELOTON

DINING

- 26 ABUELO
- 27 AUBAINE
- 28 AVE MARIO
- 29 AVOBAR
- 30 BALTHAZAR
- 31 BUNS & BUNS
- 32 BYRON BURGERS
- 33 CORA PEARL
- 34 COVENT GARDEN GRIND
- 35 DIN TAI FUNG
- 36 FLAT IRON
- 37 FLORAL BY LIMA
- 38 FRANCO MANCA
- 39 FRENCHIE
- 40 LA GOCCIA
- 41 STARBUCKS
- 42 STICKS'N'SUSHI
- 43 SUSHISAMBA
- 44 THE IVY MARKET GRILL
- 45 THE OYSTERMEN
- 46 THE PETERSHAM
- 47 WATCHHOUSE COFFEE

BANKS

- 20 HSBC
- 21 NATWEST

All destinations shown off map are within a 3-4 minute walk.

20
21



KEEP THE CYCLE GOING



WIMBLEDON SCREENING



REFORMATION

COMMUNITY

FUN IN THE PIAZZA



I LOVE COVENT GARDEN



As an occupier at Covent Garden Offices, you and your team can sign up to the I Love Covent Garden scheme* for a card that gives you discounts and perks at selected shops, restaurants and bars across the estate. Indulge yourself with treats like free Quick Tricks mini makeovers at Charlotte Tilbury, complimentary samples from Atelier Cologne or 20% off services at Trevor Sorbie hair salon. Restaurants offering up to 20% off through the scheme include Abuelo, The Gentlemen Baristas, The Petersham, Pivot, Tuttons and Busaba, and you can enjoy discounts at fashion stores including, A.P.C., GANNI, Kick Game and Lacoste.

COVENT GARDEN LIFESTYLE

You'll also have access to our 24/7 concierge service, Covent Garden Lifestyle*. As a member you'll receive the weekly Covent Garden Life Magazine, inspiring you to explore the latest restaurant openings, sporting packages, exclusive offers and complimentary invitations, as well as community-wide public events. Contact our Lifestyle Manager for help with everything from restaurant reservations and tickets to sold-out shows, to innovative ideas for team-building days.

*Terms and conditions apply

B O D Y + M I N D

CAPCO HEADQUARTERS



A GREENER GARDEN

We're committed to keeping Covent Garden a green and clean place for everyone in our community to enjoy. Continuing our horticultural heritage, a dedicated team of gardeners tends to **MORE THAN 10,000 UK GROWN PLANTS ACROSS THE ESTATE**, creating beautiful displays and increasing biodiversity. James Street, Floral Street, Henrietta Street, King Street, Southampton Street and Maiden Lane **ARE PEDESTRIANISED** between the hours of 11am–7am. We're helping to make a difference by following sustainable design principles, implementing 'no idling' zones and monitoring air quality. We also work closely with our occupiers to minimise our impact on the environment through measures like reducing plastic use.

HEALTH AND WELLBEING

For employers who prioritise wellbeing, Covent Garden is a great place to base your business. The many pedestrianised areas are beautifully maintained by our estate management, and reduced traffic means less noise, safer streets and **AIR THAT'S 25% CLEANER THAN IN SOHO OR MAYFAIR***. Fit in a lunchtime workout at one of the estate's many gyms, including Gymbox, Peloton, Jubilee Hall and Nuffield Health. Or relax and enjoy some downtime on the green lawns of St Paul's church gardens, a delightful oasis for those in the know.

*According to LondonAir.org.uk, Covent Garden had 23 microgrammes per m3 compared to Duke Street Mayfair (29) or Regent Street (32). Therefore taking an average of 30.5 – we are 25% cleaner on NO2 levels.

24
25

D I - N I N G

AVE MARIO



THE OYSTERMEN



SUSHISAMBA



THE IVY
MARKET GRILL



CAFÉ CULTURE/HAUTE CUISINE



For coffee and a quick bite, pop into Prêt or Aubaine, or for a great-value lunch, check out ABUELO, Buns & Buns or Floral by Lima. SUSHISAMBA serves up an unforgettable high-end dining experience, combining a fusion of Brazilian, Peruvian and Japanese cuisine with spectacular interior design. For all day dining you have THE IVY MARKET GRILL right on your doorstep. For classic British seafood with an inventive twist, try THE OYSTERMEN, or experience an idyllic day in Florence at the new AVE MARIO on Henrietta Street.

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27



PIAZZA APERORI



CHRISTMAS LIGHTS



EVE - NTS

KOCKTAIL



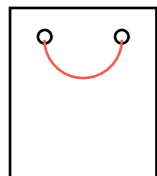
YOU'RE INVITED

Always central to London for entertainment and culture, Covent Garden continually plays back to the cultural roots of the area with **ART INSTALLATIONS AND EVENTS**, including an **APEROL** takeover, Wimbledon screenings on the Piazza and pop up gardens. **CHRISTMAS AT COVENT GARDEN** is unmissable and ongoing consumer initiatives make the estate the ultimate Instagram-worthy destination, followed by hundreds of thousands across social media



SHOPPING

APPLE



BAGS OF STYLE

Covent Garden is the go-to destination for luxury brands like APPLE. Experience high-octane glamour at the Dior and TOM FORD beauty stores, pick up some tips from the makeup-artists at Charlotte Tilbury, or discover a new signature scent at Chanel's Fragrance and Beauty Boutique. For fine Swiss watches it has to be BUCHERER, while jeweller Tiffany & Co. is the place to splash out on the perfect gift. Kit yourself out in style at POLO RALPH LAUREN, or browse the latest fashion trends at GANNI.



POLO RALPH LAUREN

GANNI



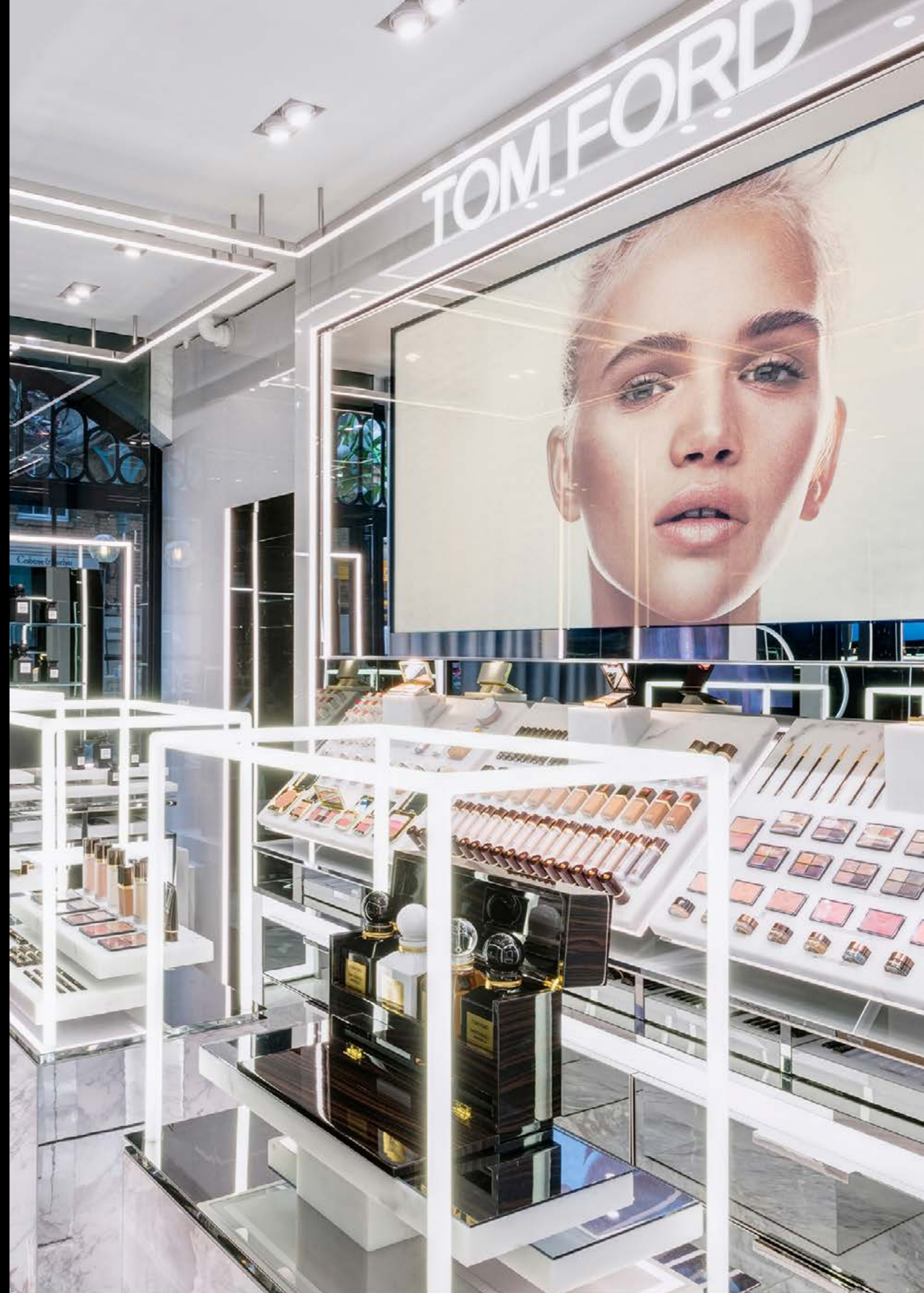
BUCHERER

GLOSSIER



TIFFANY & CO.

TOM FORD





COVENT GARDEN OFFICE

CBRE

Joe Gibbon
Joseph.Gibbon@cbre.com
+44 7585 987546

Nathalie Spink
Nathalie.Spink@cbre.com
+44 7385 414222

COLLIERS

James Swan
James.Swan@colliers.com
+44 7769 337022

Charlie Collins
Charlie.Collins@colliers.com
+44 7759 121247

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