

London WC2

# 15 Bedford St.

Covent Garden



Bedford Street Exterior



Reception

A stunning Grade II listed building situated in the heart of Covent Garden.

15 Bedford Street has been comprehensively refurbished behind the façade served by a modern and spacious reception.



Reception Feature Wall



5th floor collaboration space

This modern office building has been finished to the highest standard to suit a range of occupiers, with natural light spanning from three sides of the floor plate.



Stunning views onto the Covent Garden Piazza



Newly refurbished reception with commissionaire



Floors available in plug & play condition or refurbished to CAT A



Four pipe fan coil air conditioning



Fully raised access flooring



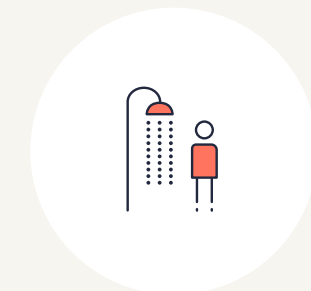
Floor to ceiling heights of up to 2.9m



Two 10-person passenger lifts



Fibre connectivity



Showers on each floor



4th floor open plan office space



4th floor open plan office space



4th floor meeting room space

The 4th and 5th floors offer premium Plug & Play space ready to occupy.

Both floors have been comprehensively refurbished and benefit from a full fit out to include workstations, kitchen & break out space and meeting rooms.



5th floor kitchen/breakout space



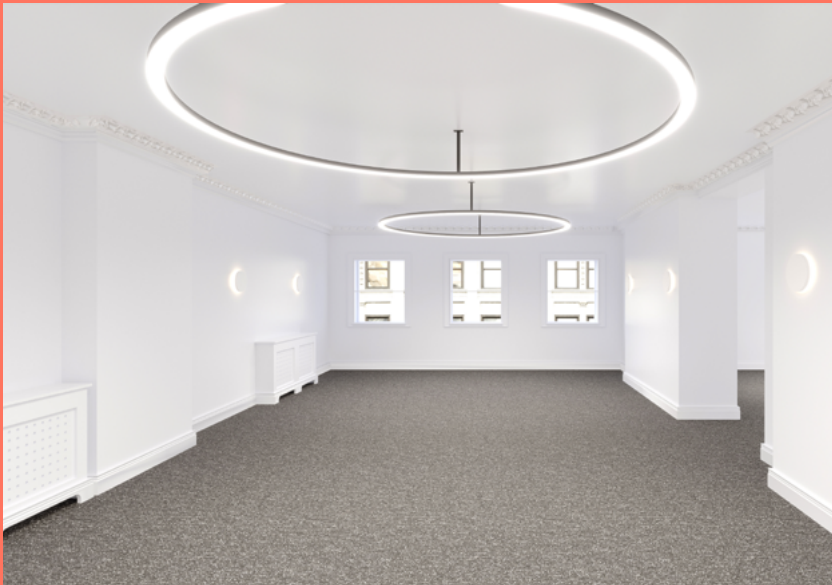
5th floor open plan office space



5th floor open plan office space

## The 3rd floor offers modern CAT A office space.

The floor has been refurbished to CAT A condition with brand new LED lighting, fully raised access flooring and a kitchen, allowing an occupier to make the space their own.





# Range of CAT A and Plug & Play space available.

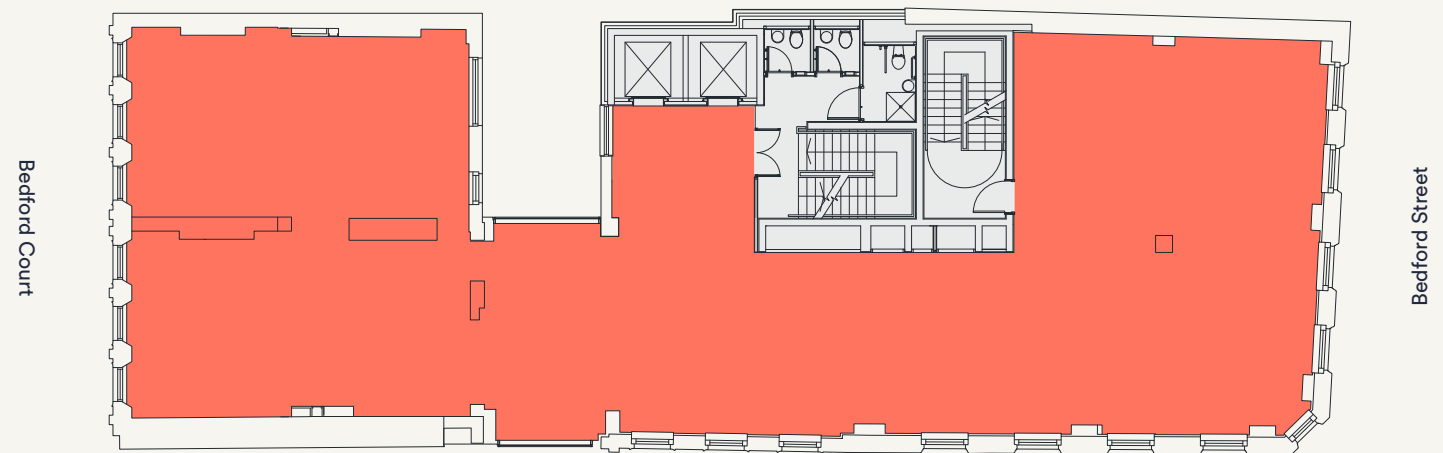
Floor	Finish	Availability	Sq Ft	Sq M
5th	Plug & Play	Now	1,586	147.3
4th	Plug & Play	Now	3,327	309.1
3rd	CAT A	April 2023	3,306	307.1
<b>Total</b>			<b>8,219</b>	<b>763.6</b>

## 3rd floor plan 3,306 sq ft

- Floor space
- Core



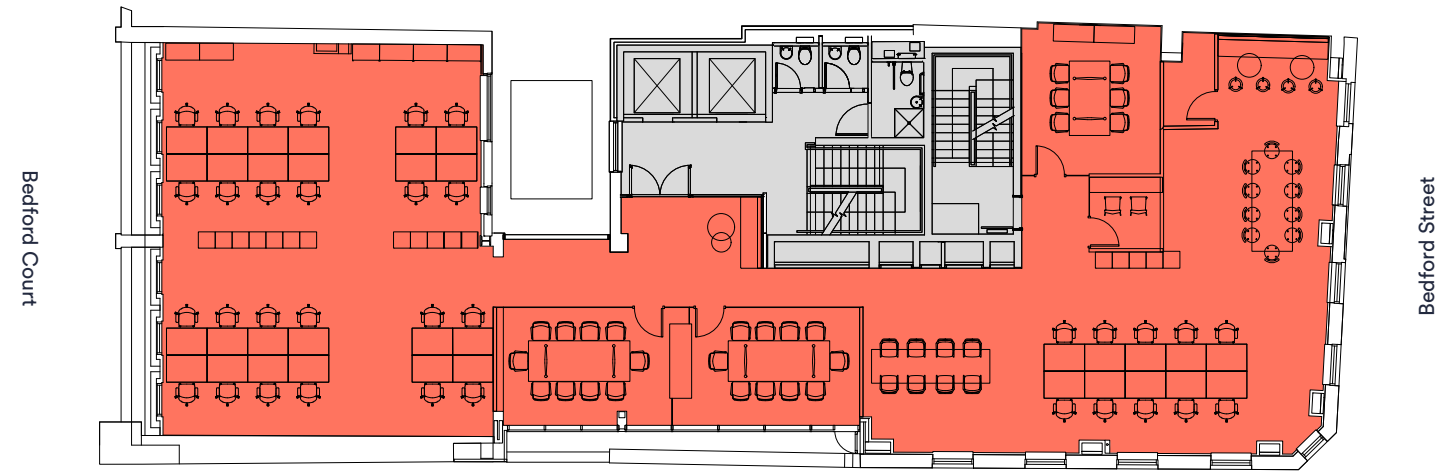
For indicative purposes only.  
Not to scale.



### 4th floor plan

3,327 sq ft

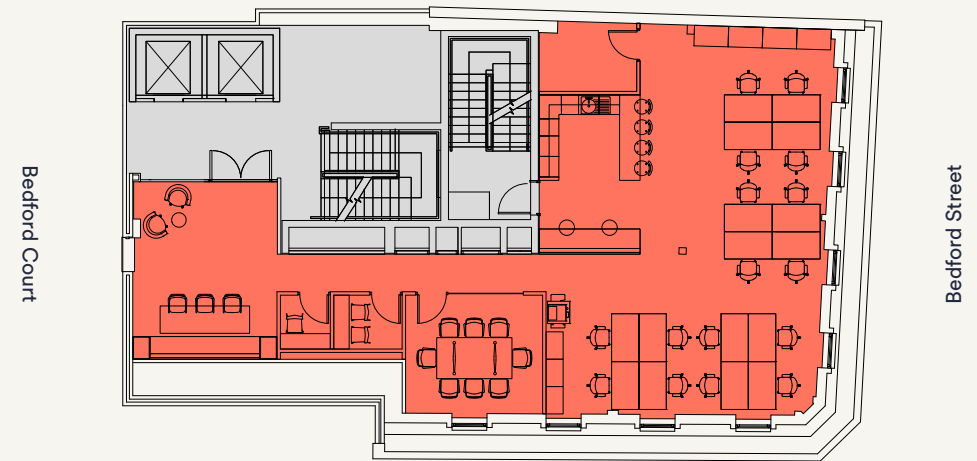
Workstations	34
10 person meeting rooms	02
6 person meeting room	01
Breakout area	01
Teapoint	01
Hot desks	08
Zoom room	01



### 5th floor plan

1,586 sq ft

Workstations	16
8 person meeting room	01
Breakout area	01
Teapoint	01
Zoom rooms	02
Collaboration areas	01



■ Floor space  
 □ Core

For indicative purposes only. Not to scale.





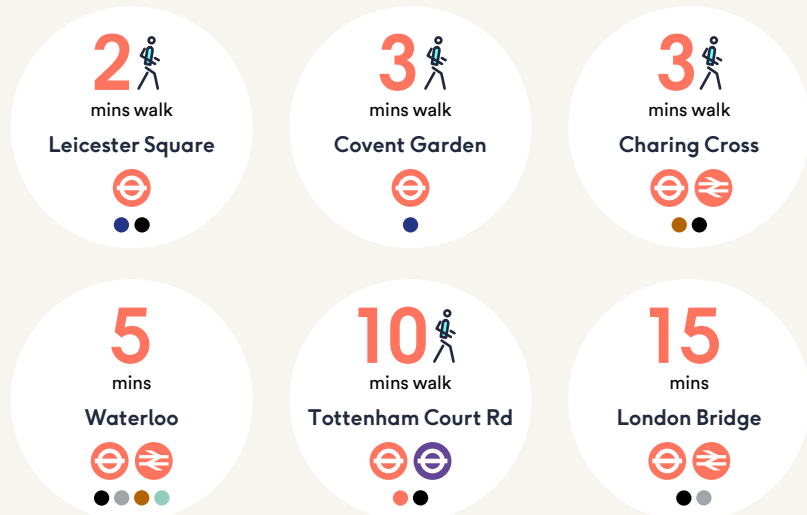
A vibrant and stylish central London location.

Covent Garden and Seven Dials offer occupiers a curated retail, restaurant, bar and leisure experience – in a unique and celebrated London destination.

15 Bedford Street is located in the heart of Covent Garden where a wealth of travel options are on offer.

Ideally positioned to benefit from multiple transport links, Leicester Square, Covent Garden, Charing Cross and Waterloo are all within a 5 minute walk away. The Elizabeth Line is also accessible from Tottenham Court Road, a 10 minute walk from the building.

Connections



Source: TfL. Journey times from building entrance.



## EPC

C

## Viewings

Strictly through joint letting agents.

## Terms

New Lease available from the Landlord.



Ed Arrowsmith  
020 7152 5964  
07736 869 320  
ed.arrowsmith@cushwake.com

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020 7152 5166  
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