

TO LET

44a Floral Street

1st & 2nd Floors available - 1,490 – 3,007 sq ft

COMPREHENSIVELY REFURBISHED BUILDING PROVIDING CONTEMPORARY OFFICE SPACE



44a Floral Street

1,490 – 3,007 sq ft



DESCRIPTION

Floral Street has been comprehensively refurbished to provide contemporary office accommodation across 2 floors. The offices benefit from excellent natural light and the common parts have been finished to a high quality providing WCs and showers. The nature of the building provides a single occupier the opportunity to acquire a self-contained building. Floral Street is perfectly positioned to benefit from Covent Garden's great food and retailing offering.



ACCOMMODATION

FLOOR	SQ M	SQ FT
2nd		1,517
1st		1,490
TOTAL		3,007



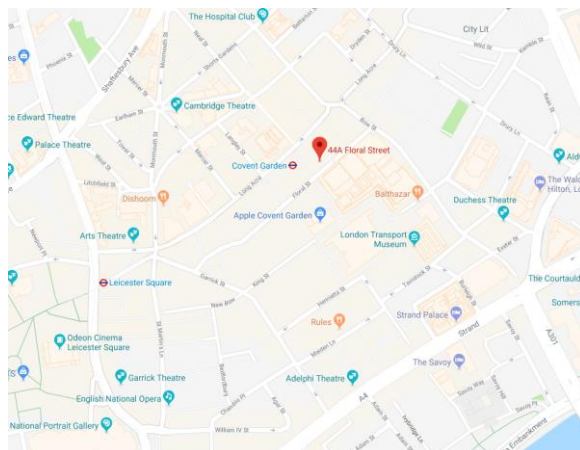
SPECIFICATION

- Fibre installed
- Newly refurbished
- Suspended LED lighting
- Perimeter comfort cooling
- Solid wooden flooring
- Perimeter trunking
- Capped services
- WC's
- Shower
- EPC – B44



LOCATION

Located on the north side of Floral Street. The property benefits from excellent access to Covent Garden (underground), Holborn (underground) and Waterloo (national rail) stations.



CONTACT US

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TERMS

- Quoting rent: £69.50 per sq ft.
- Rates: est. £24.50 per sq ft.
- Service charge: £6.00 per sq ft.

Shaftesbury

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