



# HARRISON LEGGETT

Fully Fitted High Quality Office Suite  
To Let

62/65 Chandos Place Covent Garden London WC2N 4HG

2096 sq ft (194.72 sq m)



**Location-** Situated on the North Side of Chandos Place just above the Strand close to the junction with Bedford Street. Tube Stations and Charing Cross Mainline Station within a few minutes' walk.

**Accommodation-** Situated on the **GROUND FLOOR** accessed through a prestigious manned reception. Fitted by the occupier to a high standard providing a mixture of open plan offices plus Boardroom/ meeting room, two smaller meeting rooms, fitted kitchen + break out. Furnished to provide 26 workstations with room for additional desks.

#### Amenities-

- \* Prestigious Manned re-modelled reception
- \* Fully Air Conditioned
- \* Raised Floors
- \* New Bike racks and Showers
- \* Fully Fitted plug and play
- \* Low passing rent

16 Ingestre Place, London W1F 0JJ

0203 384 6130



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## Terms

**Lease** -expiring in January 2030 subject to Tenant option to break January 2028 at a low passing rent of £120,520 p.a.excl. (£57.50 p sq ft), available for assignment at nil premium.

## Alternatively –

Short term sub lease until January 2028 at £140,000 pa excl.

A new longer lease is available from the Landlord, terms on application.

## Rates

£59,780 payable 26/27

## Service Charge

£42,360 pa 26/27

## EPC

Listed as Grade B

**Viewing:** Strictly by appointment through Sole Agent Harrison Leggett

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