

HURFORD**SALVI****CARR**

PROPERTY ADVISORS AND DEVELOPMENT CONSULTANTS

COVENT GARDEN**EXCELLENT OFFICE BUILDING TO LET****9 BETTERTON STREET, LONDON WC2H 9BH****LOCATION**

The property is located in the centre of Covent Garden on the South side of Betterton Street, close the junction with Drury Lane. Superb transport facilities are within a few minute's walk including Covent Garden, Leicester Square, Holborn and Tottenham Court Road Underground Stations giving access to Central, Piccadilly and Northern Lines.

Misrepresentation Act

These particulars are prepared for the guidance only of prospective purchasers or lessees. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract. Any information contained herein is given in good faith but should not be relied upon as being a statement or representation of fact and purchasers or lessees must rely on their own enquiries in this regard.

DESCRIPTION

A 19th Century Victorian property planned on five stories and currently undergoing renovation to provide open plan offices on each floor.

ACCOMMODATION

3 rd Floor	736 sq ft (68.31m ²)
2 nd Floor	645 sq ft (59.94m ²)
1 st Floor	617 sq ft (57.34m ²)
Ground	587 sq ft (54.55m ²)
Basement	563 sq ft (52.32m ²)
Total	3,147 sq ft (292.46m²)

AMENITIES

- Comfort Cooling
- Automatic Passenger Lift
- Patio

EPC	Rating: E (101- 125) 116
USE	B1 Offices
VAT	Not applicable
LEASE	By arrangement
RENT	£142,500 per annum exclusive
RATES	Approx. £14.71 psf

SOLE AGENT

**Hurford Salvi Carr,
Commercial Division
1 Britton Street,
London EC1M 5NW
Tel: 020 7566 9440
commercial@h-s-c.co.uk**

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