

# ***D1 EDUCATIONAL BUILDING***

## **TO LET**

**63 SHELTON STREET,  
COVENT GARDEN, LONDON, WC2**

**\* 2,319 SQ.FT.\***

**LOCATION:**

The premises are situated on the Northern end of Shelton Street, close to its junction with Endell Street. Covent Garden underground station (Piccadilly Line) is within close proximity.



ACCOMMODATION: Comprises a self contained building arranged over Lower Ground, Ground and three upper floors arranged to provide a Ground floor reception and office with the remainder of the building currently arranged as class rooms.

FLOOR AREA:	THIRD FLOOR	495 sq ft
	SECOND FLOOR	506 sq ft
	FIRST FLOOR	442 sq ft
	GROUND FLOOR	422 sq ft
	LOWER GROUND FLOOR	<u>454 sq ft</u>
		<u>2,319 sq ft</u>

### **TERMS**

LEASE: A new lease is available for a term by arrangement directly from the Freeholder.

RENT: £63,775 per annum exclusive.

LEGAL COSTS: Each party are to be responsible for their own legal costs.

POSSESSION: Upon completion of legal formalities.

VIEWING: Strictly by appointment through Owners Agents:-

### **ROBERT IRVING BURNS**

**KELLY JONES**  
**020 7927 0621**  
[Kelly@rib.co.uk](mailto:Kelly@rib.co.uk)

**STEPHEN HICKEY**  
**020 7927 0617**  
[Stephen@rib.co.uk](mailto:Stephen@rib.co.uk)