

SUPERB MEDIA OFFICES
22 TOWER STREET, COVENT GARDEN, LONDON WC2
1,352 – 18,316 TO LET

Location

The building is situated in the heart of Covent Garden, one of the most prominent locations in Central London, offering a variety of high quality, characteristic office space and residential accommodation, surrounded by flagship retailers, well known restaurants and hotels. The property is a short walk from Covent Garden, Leicester Square, Tottenham Court Road and Charing Cross Road Underground Stations.

Accommodation

The main building, formerly a school, is Grade II listed comprising some 16,964 sq ft of offices arranged over lower ground, ground and 4 upper floors. The space boasts exceptional character, and natural light providing both open plan offices, individual offices and meeting rooms.

In addition there is a four storey residential house known as 2 Tower Court comprising 1,352 sq ft which benefits from its own private access from Tower Court and via the private gardens of 22 Tower Street.

The offices are available as a whole or on an individual floor by floor basis.

Square Footage

Offices	Net Internal Area
Lower Ground Floor	2,777 sq ft
Ground Reception	366 sq ft
Ground Floor	3,638 sq ft
1 st Floor	2,519 sq ft
2 nd Floor	2,519 sq ft
3 rd Floor	2,519 sq ft
4 th Floor Mezzanine	398 sq ft
4 th Floor	2,228 sq ft
Office Building – 22 Tower Street	16,964 sq ft
Residential Mews – 2 Tower Court (LG – 2nd Floors)	1,352 sq ft
Total	18,316 sq ft

Amenities

- A mix of purpose built and cassette air conditioning
- Double glazed sash and cantilever windows
- A mix of florescent lighting and up lights
- A mix of raised floors and wall mounted power supply
- Fully integrated fire alarm system
- 8 person passenger lift to all floors
- Male and Female WC's on each floor
- Excellent floor to ceiling height
- 2 car parking spaces

Lease

Sublease/s are available until 25 March 2016. Alternatively an assignment of the existing lease held within the Landlord and Tenant Act 1954 expiring 25 March 2016 is available, on terms to be agreed.

Rent £40.00 per sq ft per annum exclusive
Rates Payable Approx £15.56 per sq ft per annum

Service Charge To be confirmed
Legal Costs Each party to bear their own legal costs

The particulars contained in this brochure are believed to be correct but cannot be guaranteed. All liability and negligence or otherwise for any loss arising from these particulars is hereby excluded. This property is offered subject to contract.

Viewing strictly by appointment through sole agents



Contact: Andrew Knights
Email: ak@thelorenzconsultancy.co.uk
Tel: 020 7647 4043

Contact: Anthony Epenetos
Email: ae@thelorenzconsultancy.co.uk
Tel: 020 7647 4042

Energy Performance Asset Rating

More energy efficient

A+

.....Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

◀ **95**

This is how energy efficient the building is.

E 101-125

F 126-150

G Over 150

Less energy efficient



21 Hanover Square
London W1S 1JW

Tel: 020 7629 9898

Fax: 020 7629 6655

Email: info@thelorenzconsultancy.co.uk

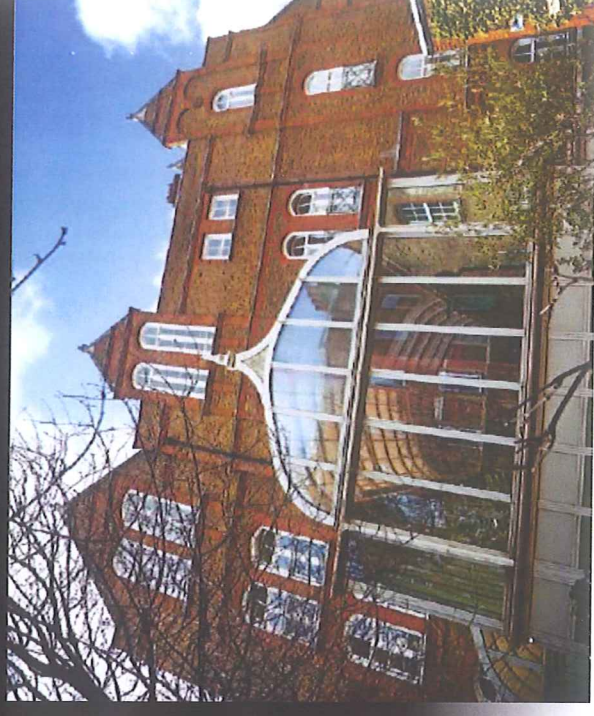
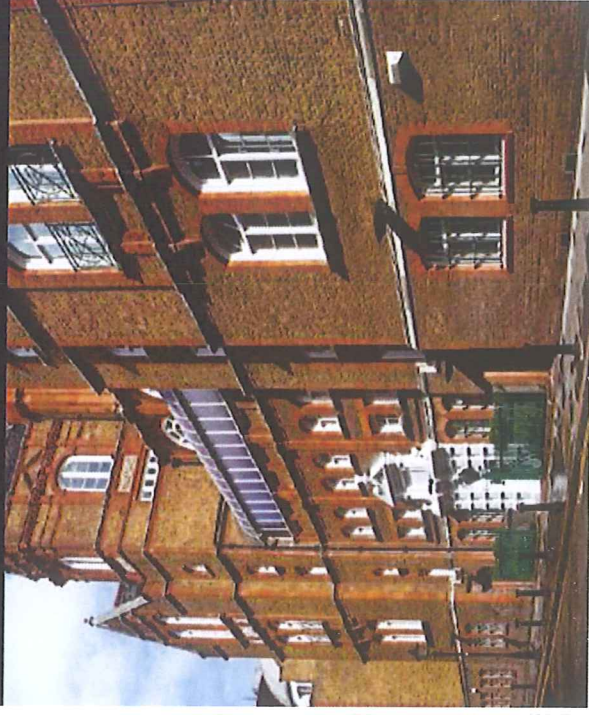
Web: www.thelorenzconsultancy.co.uk

APPENDIX 2

Half page Estates Gazette advertisement

TO LET

- Prime Location
- Self Contained
- B1 Premises



22 TOWER STREET, COVENT GARDEN,
LONDON WC2
2,500 to 19,000 SQ FT

THE
Lorenz
CONSULTANCY

Telephone: 020 7629 9898

Email: ak@thelorenzconsultancy.co.uk

Email: ae@thelorenzconsultancy.co.uk

Website: thelorenzconsultancy.co.uk



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APPENDIX 3

22 Tower Street schedule of Inspections undertaken by the Lorenz Consultancy October
2011 – May 2013

22 Tower Street Schedule of Inspections undertaken by the Lorenz Consultancy
October 2011 – May 2013

DATE	AGENT/OCCUPIER	AGENCY	COMPANY
27.10.11	Mark Hickmot & Shaun Hose	BNP Paribas	Freeholder
12.06.12	Ross Freedman	Lonic	Independent talent
13.06.12	Michael Kingshott	Serviced Office Group (SOG)	Occupier
14.06.12	Richard Bray	Base Interiors	Media Company
14.06.12	Tobie Crosbie	Devono	Undisclosed occupier
14.06.12	Paul Dart	Monmouth	Deanundisclosed occupier
15.06.12	Tobi Crosbie	Devono undisclosed	occupier
15.06.12	Alex Peers	Peers Property	ConsultantsOrega
20.06.12	Jamie Shuttle	Edward Charles & Partners	undisclosed occupier
20.06.12	Stephen English	Hanlon Bennett Consulting	undisclosed occupier
26.06.12	Alex Peers	Peers Property	Consultants, Orega
27.07.12	Ed Borderding	Direct	Film Production Co
29.07.12	Adam Myroff	Stuart Neills	undisclosed occupier
02.07.12	David Felman	Devono	undisclosed occupier
05.07.12	Katherine Bain	CBRE	undisclosed occupier
05.07.12	Kim Dann	MOS serviced office	undisclosed occupier
09.07.12	Alex Peers	Peers Property	ConsultantsOrega
12.07.12	David Jackson	Pilcher Hershman	undisclosed occupier
12.07.12	KorinMOS	serviced office	undisclosed occupier
17.07.12	KorinMOS	serviced office	undisclosed occupier
20.07.12	Stephen English	Hanlon Bennett Consulting	Wallacespace
03.08.12	Edward Watkins	Edward Charles & Partners	undisclosed occupier
08.08.12	Tony Parrack	Edward Charles & Partners	This is now Ltd
20.08.12	Ashley Medway	Mann Smith	undisclosed occupier
03.09.12	Harry Cormack	Tuckermans	Sectorlight
04.19.12	Ed Watkin	Edward Charles	This is now Ltd
07.09.12J	oe Stockwell	unrepresented	Aldridge Foundation
10.09.12J	oe Stockwell	unrepresented	Aldridge Foundation
12.09.12	Kim Dann	MOS serviced office	undisclosed occupier
12.09.12	Douglas Green	Green and Co	Forsyth Business Centres#
12.09.12	Douglas Green	Green and Co	Regus
12.09.12	Douglas Green	Green and Co	Avanta
14.09.12	Kim Dann	MOS serviced office	undisclosed occupier
17.09.12	Joe Stockwell	unrepresented	Aldridge Foundation
17.09.12	Kim Dann	MOS serviced office	undisclosed occupier
19.09.12	Harry Cormack	Tuckerman	Sectorlight
20.09.12	Julie Payne	client of Lorenz	Cardew Group
20.09.12	Harry Cormack	Tuckerman	Sectorlight
21.09.12	Joshua Rosenbaum	Ereira Mendoza	undisclosed occupier
24.09.12	Andrew Guntrip	Bond Woodhouse	undisclosed occupier
25.09.12	Jonathan Hebb	Carter Jonas	undisclosed occupier
25.09.12	Kim Dann	MOS serviced office	undisclosed occupier
27.09.12	Borja Silver	Landlord of 22 tower street	cancelled
01.10.12	David Birko	Pilcher Hershman	undisclosed investor/gallery
04.10.12	Jonathan Hebb	Carter Jonas	undisclosed occupier
04.10.12	Harry Cormack	Tuckerman	Sectorlight

09.10.12	Daniel Isaacs	Wiltshire Daniels	undisclosed occupier
12.10.12	Joe Stockwell	unrepresented	Aldridge Foundation
15.10.12	Brian Cubbidge	Homehunts	undisclosed purchaser
15.10.12	David Birko	Pilcher Hershman	undisclosed investor/gallery
18.10.12	Harry Cormack	Tuckerman	Sectorlight
19.10.12	Robin Calver	Robin Calver	Surveyorsundisclosed
26.10.12	Andrew Burke	Martin Burke & Associates	Andrew Mcelland
29.10.12	Lucy Lang	unrepresented	Tsunami Access
01.11.12	Nick Simmonds	Simmonds Heath and Co	undisclosed occupier
02.11.12	Eleanor Barnett	unrepresented	95 Jermyn Street
07.11.12	Borja Silva	BNP Paribas	undisclosed
08.11.12	John Ostroumoff	Ostroumoff	The Turkish Consulate
16.11.12	Alex Goode	n/a	undisclosed
21.11.12	Douglas Lister	unrepresented	Epsilon – Boutlebee
22.11.12	Charles Teacher	Teacher Marks and co	Residential investor
30.11.12	Charles Teacher	Teacher Marks and co	Graham Shapiro
05.12.12	Nicholas Christo	Christo and co	undisclosed investor
06.12.12	Charles Teacher	Teacher Marks and co	Graham Shapiro
14.12.12	David Israel	direct	PrincetonEvolutions
16.12.12	Andrew Cullen	unrepresented	Renaissance Asset Managers
20.12.12	Harry Cormack	Tuckerman	undisclosed
10.01.13	Josh Gilbery	Simon Korn	undisclosed occupier
24.01.13	Simon Blair	SHB Real Estate	undisclosed occupier
05.02.13	James Hendry	Monmouth Dean	undisclosed media company
16.12.13	James Hendry	Monmouth Dean	undisclosed media company
06.02.13	Paul Dart	Monmouth Dean	undisclosed media company
11.02.13	David Brogan	BDGSP	undisclosed purchaser/occupier
14.02.13	Michael Blair	Michael Blair & Associates	serviced office provider
14.02.13	Mujeeb Thamanathm	client of Lorenz	Williams College
13.02.13	Katherine Bain	CBRE	undisclosed
20.12.13	Robin Smith	unrepresented	Host
26.02.13	Michael Blair	Michael Blair & Associates	serviced office provider
15.03.13	Paul Rawlinson	Rawlinson Healey	undisclosed occupier
19.03.13	Ben Fisher	CBRE / EA Shaw	Capital and Counties
19.03.13	David Rosen	Pilcher Hershman	Elliot Roseburg/Gary Landsberg
21.03.13	Nigel Wallnoffer	JLL	undisclosed occupier
21.03.13	David Rosen	Pilcher HershmanElliot	Roseburg/Gary Landsberg
25.03.13	Tim Atherton	Carter Jonas	undisclosed occupier
27.03.13	Alex Alban-more	BBG Real Estate Advisers	undisclosed occupier
04.04.13	Ben Fisher & Charlie Killen	CBRE / EA Shaw	Capital and Counties
05.04.13	Will Bradley	GC2 Property	undisclosed
09.04.13	Jean Damien-Lury	Source 8	undisclosed
10.04.13	Gethin Davies	Instant	undisclosed media company
16.04.13	Paul Rawlinson	Rawlinson Healey	undisclosed occupier for whole
18.04.13	Paul Dart	Monmouth Dean	undisclosed media company

22 Tower Street, London WC2

Short term offices



6 Grosvenor Street, London W1K 4DJ

Deloitte.

Real Estate

020 7303 5000

deloitterealestate.co.uk

22 Tower Street, London WC2

Short term offices



Location

The building is in the heart of Covent Garden, a short walk from Covent Garden, Leicester Square, Tottenham Court Road and Charing Cross Underground Stations.

Description

The main building, a former school building, is a Grade II listed building and provides fitted out accommodation over 5 floors. The accommodation is available as a whole or floor by floor.

Floor areas

4th (inc Mezz.) - 2,626 sq ft
3rd - 2,519 sq ft
2nd - 2,519 sq ft
1st - 2,519 sq ft
Gnd - 3,638 sq ft
Gnd Reception - 366 sq ft
Lower Grnd - 2,777 sq ft
Total - 16,964 sq ft

2 Tower Court (Residential/Office Mews)

LG-2nd - 1,352 sq ft

Term

The accommodation is available on a sublease until 25 March 2016 outside the Landlord and Tenant Act 1954.

Specification

- Air conditioning
- Raised flooring & perimeter trunking
- Impressive conservatory and board room
- Male and female WC's on each floor
- 2 car parking spaces

Rent

£20.00 per sq ft

Rates 2013/14

c. £14.85 per sq ft

Service charge

TBC

For further information / viewings

For further information or to arrange an inspection please contact:

Deloitte Real Estate

Sophie Daw (020 7303 3839)

Jolyon Poole (020 7303 8169)

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INTEREST SCHEDULE
22 TOWER STREET, LONDON

Prospective Tenant	Agent	Size of Requirement	Comments
Vox Generation Ltd	Unrepresented	1,500 sq ft	Under offer on the 3 rd floor at £20.00 per sq ft with 4 months rent free.
Fox Parrack Singapore	Tony Parrack (Edward Charles & Partners)	1,500 sq ft	Under offer on the 2 nd floor at £20.00 per sq ft with 4 months rent free.
Strike Ad	Graeme Roberts (REM Roberts)	1,500 sq ft	Under offer on the 1 st floor at £20.00 per sq ft with 4 months rent free.
Minko Limited	Nick Zarach (Occupua)	1,500 sq ft	Under offer on the ground floor at £20.00 per sq ft with 4 months rent free.