



Regal House

WC2E

4TH FLOOR FULLY FITTED OFFICE SPACE TO LET
3,720 SQ.FT (345.5 SQM)



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DeVono

INTRODUCTION

DeVono is delighted to be able to offer the 4th floor at Regal House, WC2E which provides 3,720 sq.ft. of fully fitted office space located in the heart of Covent Garden.

The 4th floor is available by way of an assignment of the existing lease which expires on 23rd March 2023. A new lease directly from the Landlord is also available for a term by arrangement.

The available office accommodation is arranged as a mixture of open-plan desking and meeting rooms.

Specifically, the space provides:

- ✓ 43 desks
- ✓ 1 x 10 person boardroom
- ✓ 4 x meeting rooms
- ✓ Large kitchen/breakout area
- ✓ Air conditioning
- ✓ Bike racks
- ✓ Showers

KEY SPECS

FLOOR	SQ.FT	SQM	PASSING RENT (PER SQFT)
4th	3,720	345.5	£77.50



PLUG
and play



RECEPTION
staffed all day



KITCHEN
onsite



NATURAL LIGHT
throughout



COVENT GARDEN
location



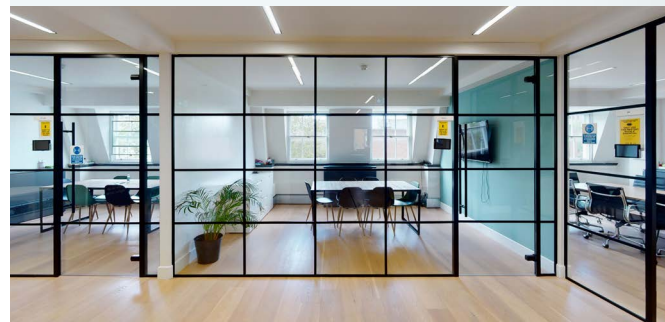
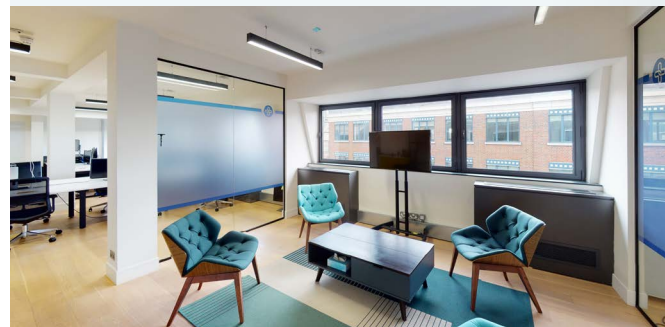
2X PASSENGER
lifts



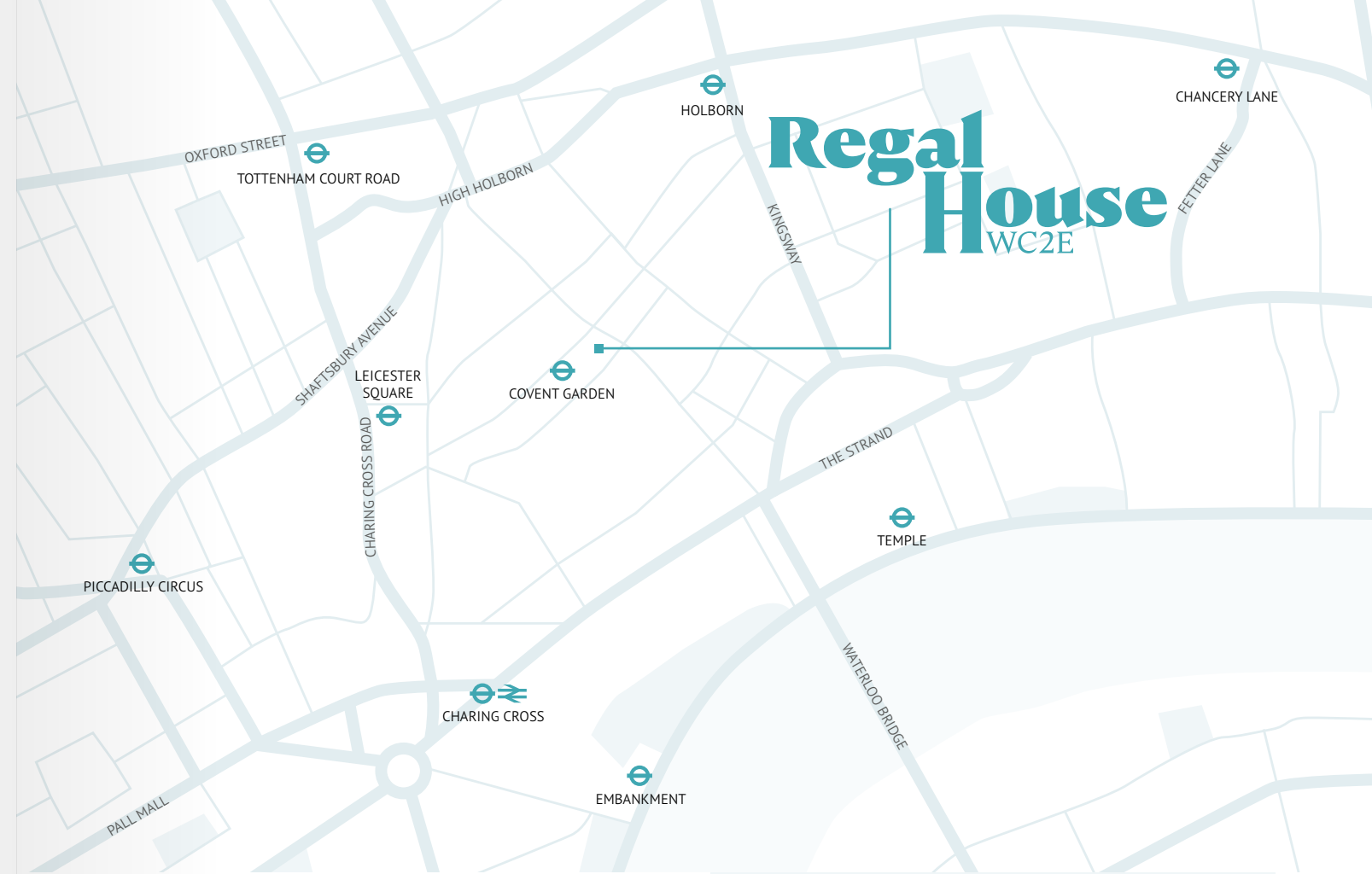
AIR CONDITIONING
onsite



FIBRE
connection



Clockwise from left: Main office area, communal space, meeting rooms



LOCATION

The building is located on the corner of James Street and Long Acre in the heart of Covent Garden. The immediate vicinity has a plethora of retail and leisure offerings, as well as a host of restaurants and bars. Covent Garden underground station is opposite the building (Piccadilly Line), with Tottenham Court Road underground station (Central, Northern, Elizabeth Lines) an 8 minute walk away. Charing Cross National Rail station is 10 minutes walk from the building.

TERMS

Available by way of an assignment of the existing lease which expires on 23rd March 2023. Alternatively a new lease is available from the Landlord for a term by arrangement.

Passing Rent	£77.50 per SQ.FT
Business Rates	£24.74 per SQ.FT
Service Charge	£13.51 per SQ.FT

Security of Tenure: Set outside sections 24-28 of the Landlord & Tenant Act 1954 Part II.

EPC

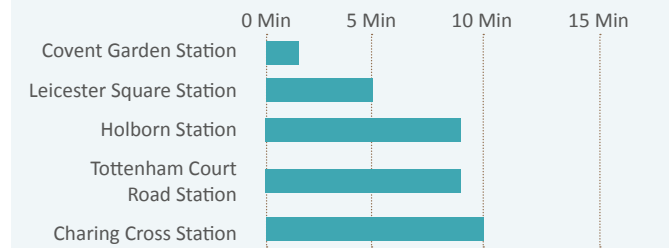
Rating: D-91



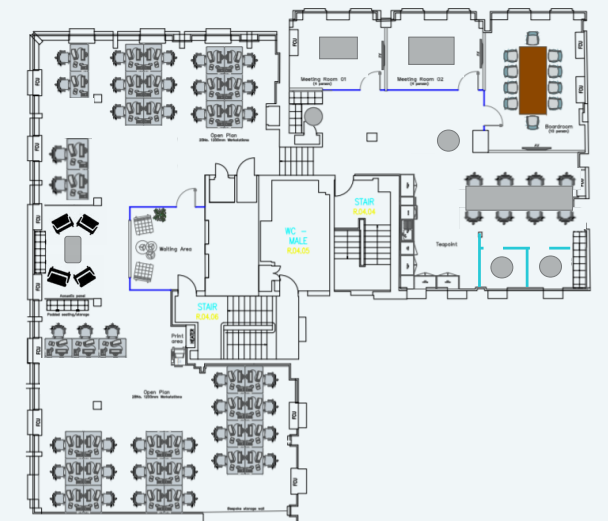
MISREPRESENTATION ACT

These details are for general guidance only and are not intended to form an offer or part of an offer. All details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their correctness. SUBJECT TO CONTRACT

WALKING DISTANCES



CURRENT LAYOUT*



*Floor plan not to scale

CONTACT

Viewings strictly through DeVono or our Joint Agents Edward Charles & Partners.

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