



BRIGHT REDECORATED OFFICE FLOORS

23 TAVISTOCK STREET/ 2-3 CATHERINE STREET WC2

893 – 2,938 SQ FT

LOCATION The Building is situated on the northern side of Tavistock Street on the corner with Catherine Street in the heart of Covent Garden and a few moments away from The Royal Opera House central Piazza.

ACCOMMODATION Comprises the entire 3rd, 4th and 5th floors which have recently been redecorated throughout being approached though refurbished common parts and can bet let separately or together as follows:

THIRD FLOOR	1,087 sq ft
FOURTH FLOOR	893 sq ft
FIFTH FLOOR	<u>958 sq ft</u>

TOTAL	2,938 sq ft
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AMENITIES

- LIFT
- KITCHEN
- SHOWER
- WOOD FLOORS
- COMFORT COOLING
- OWN W.C's
- PERIMETER TRUNKING
- SUPERB LIGHT

LEASE A new lease/s is available direct from the landlord for a term to be agreed.

RENT £35.00 p sq ft.

SERVICE CHARGE Approximately £6.45 p sq ft.

POSSESSION Immediate upon completion of legal formalities.

VIEWING By appointment through joint sole agents:

Simon Korn
Joshua Gilbery
020 7499 6070

E A Shaw
Ben Deacon
020 7420 3051

