

London WC2

# 15 Bedford St.

Covent Garden



Bedford Street exterior



Reception

A stunning Grade II listed building situated in the heart of Covent Garden.

15 Bedford Street has been comprehensively refurbished behind the façade served by a modern and spacious reception.



Reception feature wall



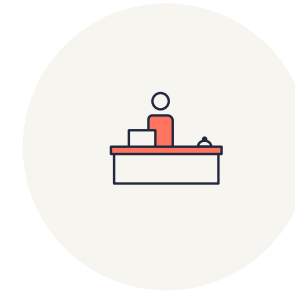


5th floor collaboration space

This modern office building has been finished to the highest standard to suit a range of occupiers, with natural light spanning from three sides of the floor plate.



Stunning views onto the Covent Garden Piazza



Newly refurbished reception with commissionaire



Floors available in plug & play condition or refurbished to CAT A



Four pipe fan coil air conditioning



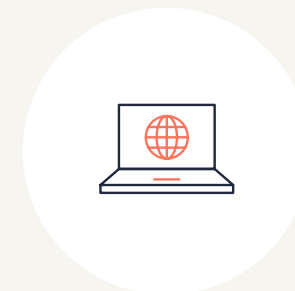
Fully raised access flooring



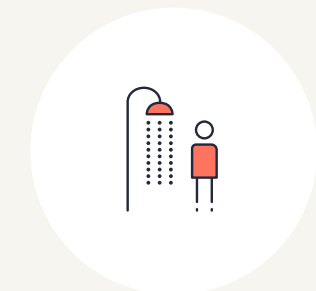
Floor to ceiling heights of up to 2.9m



Two 10-person passenger lifts



Fibre connectivity



Showers on each floor





4th floor open plan office space





4th floor open plan office space



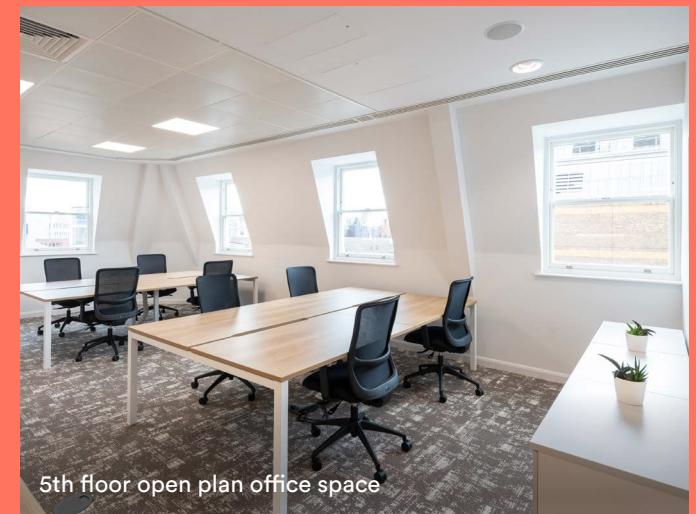
4th floor meeting room space

The 4th and 5th floors offer premium Plug & Play space ready to occupy.

Both floors have been comprehensively refurbished and benefit from a full fit out to include workstations, kitchen & break out space and meeting rooms.



5th floor kitchen/breakout space



5th floor open plan office space



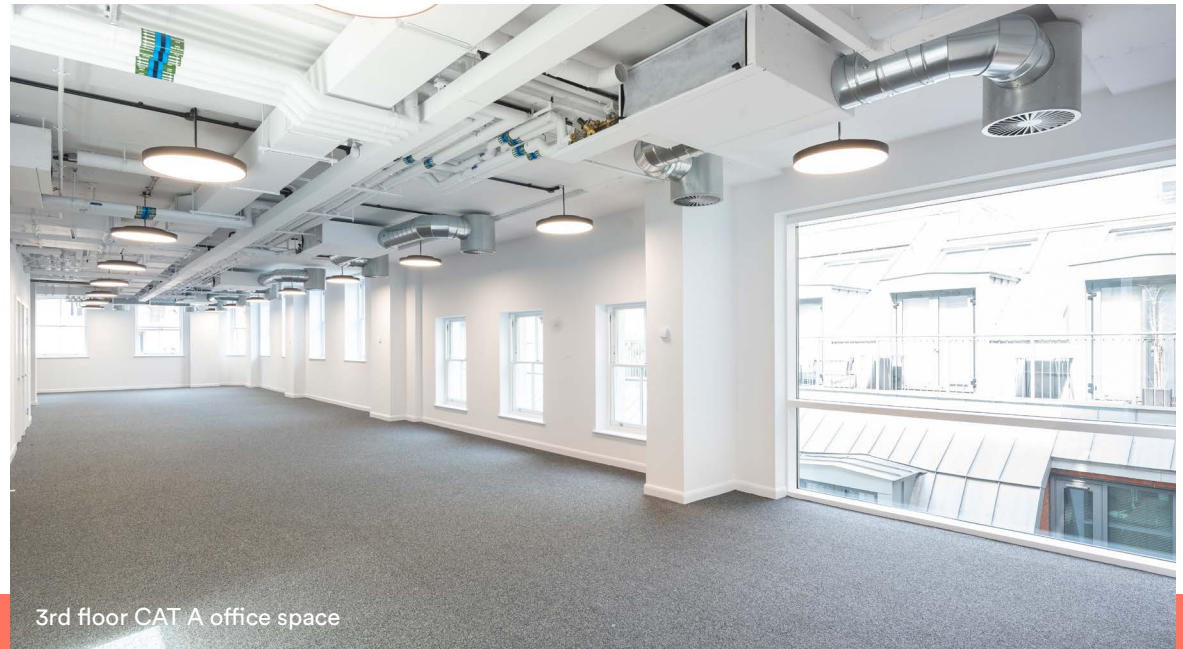


5th floor open plan office space



## The 3rd floor offers modern CAT A office space.

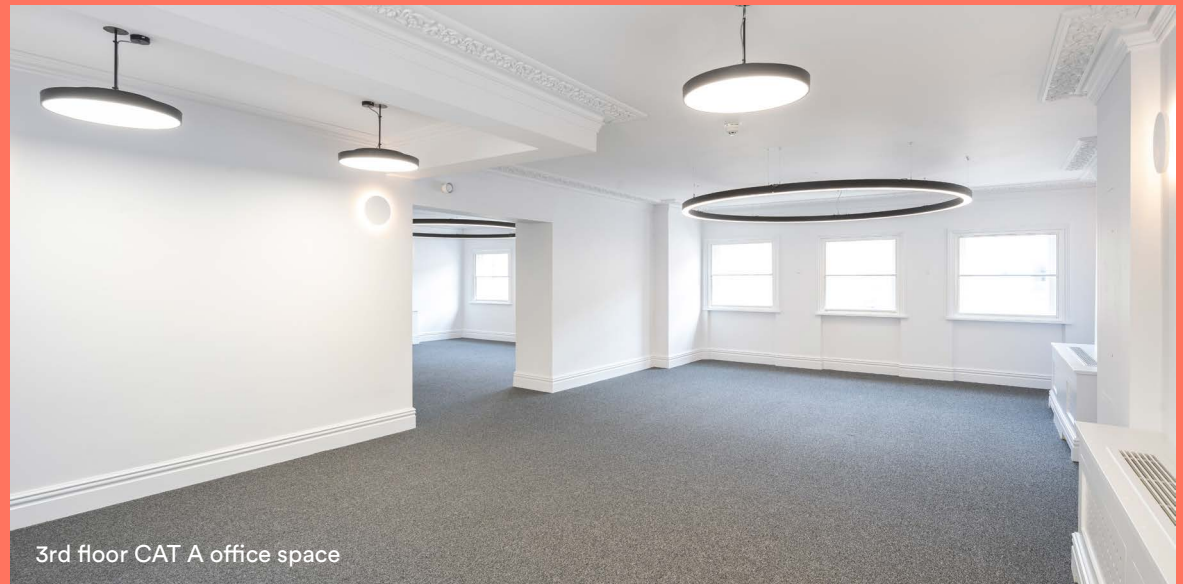
The floor has been refurbished to CAT A condition with brand new LED lighting, fully raised access flooring and a kitchen, allowing an occupier to make the space their own.



3rd floor CAT A office space



3rd floor kitchen/breakout space



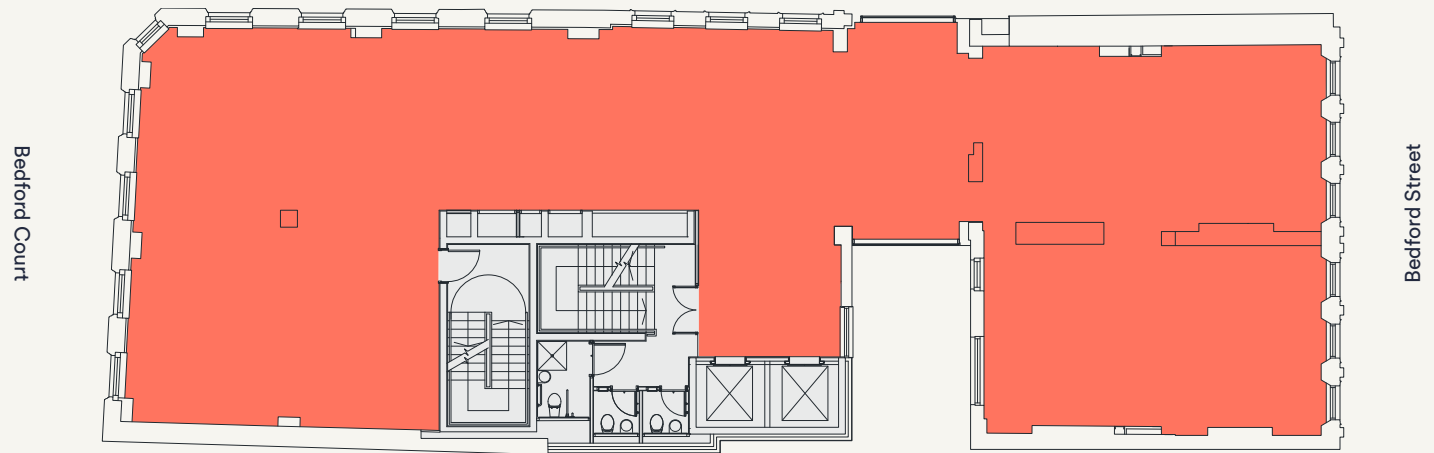
3rd floor CAT A office space



Range of CAT A and Plug & Play space available.

Floor	Finish	Sq Ft	Sq M
5th	Plug & Play	1,586	147.3
4th	Plug & Play	3,327	309.1
3rd	CAT A	3,306	307.1
<b>Total</b>		<b>8,219</b>	<b>763.6</b>

3rd floor plan  
3,306 sq ft



- Floor space
- Core

North

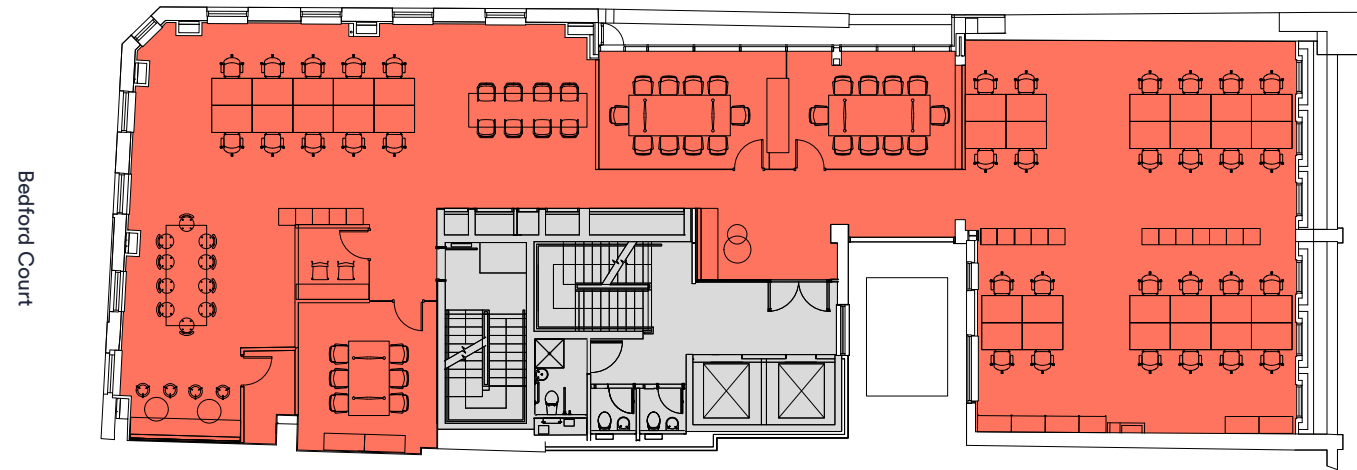


For indicative purposes only.  
Not to scale.

### 4th floor plan

3,327 sq ft

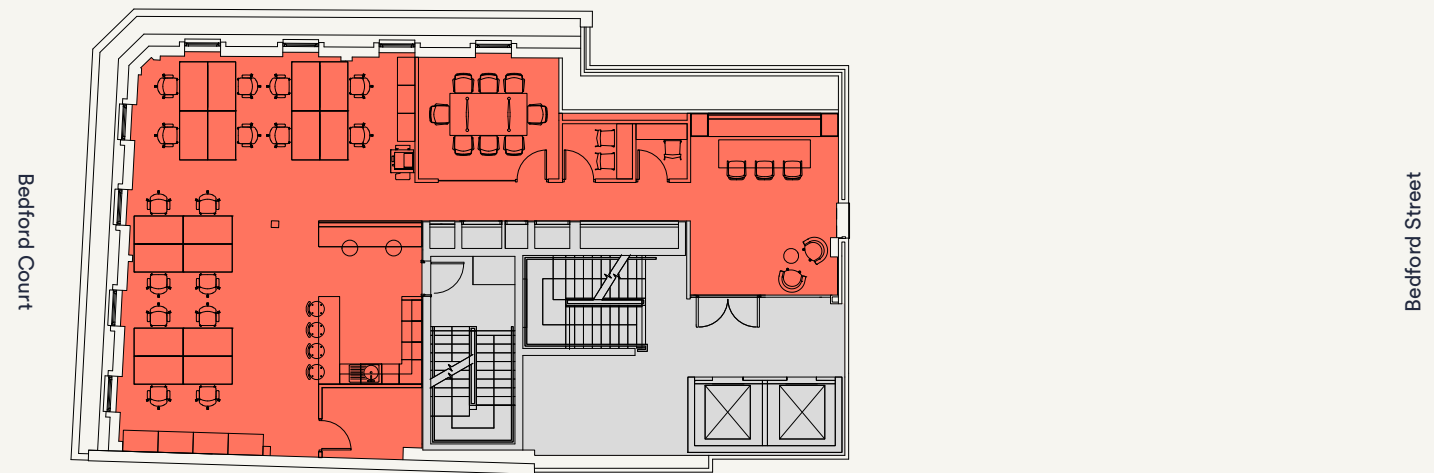
Workstations	34
10 person meeting rooms	02
6 person meeting room	01
Breakout area	01
Teapoint	01
Hot desks	08
Zoom room	01



### 5th floor plan

1,586 sq ft

Workstations	16
8 person meeting room	01
Breakout area	01
Teapoint	01
Zoom rooms	02
Collaboration areas	01



■ Floor space  
 □ Core

For indicative purposes only. Not to scale.



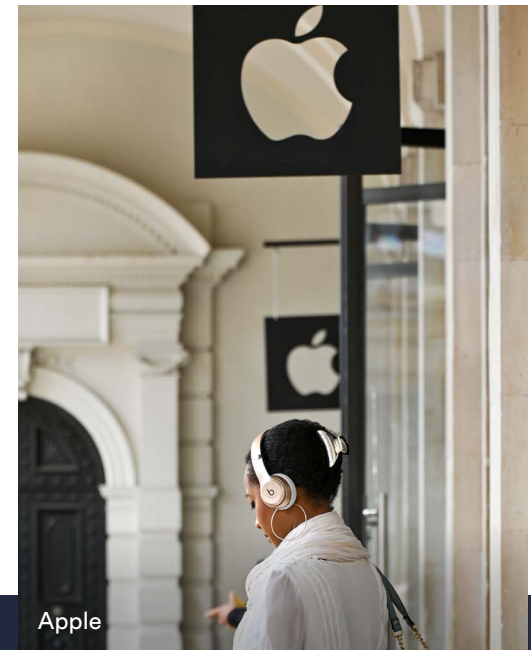




Cecconi's



Covent Garden Market



Apple



Seven Dials Market



Temper

A vibrant and stylish central London location.

Covent Garden and Seven Dials offer occupiers a curated retail, restaurant, bar and leisure experience – in a unique and celebrated London destination.

15 Bedford Street is located in the heart of Covent Garden where a wealth of travel options are on offer.

Ideally positioned to benefit from multiple transport links, Leicester Square, Covent Garden, Charing Cross and Waterloo are all within a 5 minute walk away. The Elizabeth Line is also accessible from Tottenham Court Road, a 10 minute walk from the building.

Connections



Source: TfL. Journey times from building entrance.





## EPC

C

## Viewings

Strictly through joint letting agents.

## Terms

New Lease available from the Landlord.



Ed Arrowsmith  
020 7152 5964  
07736 869 320  
ed.arrowsmith@cushwake.com

James Taylor  
020 7152 5166  
07899 843 767  
james.taylor@cushwake.com

Gina Stevens  
020 7152 5181  
07775 112 999  
gina.stevens@cushwake.com



Hannah Buxton  
020 7096 7050  
07976 747 569  
Hannah.buxton@rx.london

Sophie Bartlett  
020 7096 7050  
07802 338 295  
sophie.bartlett@rx.london

[15bedfordst.com](http://15bedfordst.com)

**Important Notice**  
Cushman & Wakefield and RX London act for themselves and for the developers of this property, whose agents they are, give notice that: Nothing contained in these particulars or their contents or actions, both verbally or in writing, by Cushman & Wakefield and RX London form any offer or contract, liability or implied obligation to any applicants, viewing parties or prospective tenants of the property to the fullest extent permitted by law and should not be relied upon as statements or representative of fact. No person in the employment of Cushman & Wakefield and RX London has authority to make or give any representation or warranty whatever in relation to this property. Any areas of measurements or distances are approximate. The text, photographs and plans are for guidance only, may not be to scale and are not necessarily comprehensive. No assumptions should be made that the property has all necessary planning, building regulation or other consents. Cushman & Wakefield and RX London has not carried out a survey, nor tested the services, appliances or facilities. All viewing parties must satisfy themselves by inspection or otherwise. July 2023.



Bedford Street Exterior