

T H I R T Y

C O V E N T

G A R D E N

L O N D O N

## THE BUILDING

# UNIQUE

30 Bedford Street has undergone a comprehensive refurbishment to provide 962 – 2,051 sq ft of contemporary workspace, over two floors in the heart of Covent Garden.

The 4th floor is fully fitted & furnished to a high standard, whilst the 3rd floor is offered fitted without furniture, in a CAT A+ condition.



Building exterior from Bedford Street



4th floor kitchenette and breakout space



Reception / entrance

## Summary specification

- Recently refurbished
- Remodelled lobby area
- New mechanical & electrical services
- Passenger lift
- Bespoke LED lighting
- Wood herringbone flooring
- Fantastic levels of natural light
- Video entry phone system
- WCs



## THE BUILDING



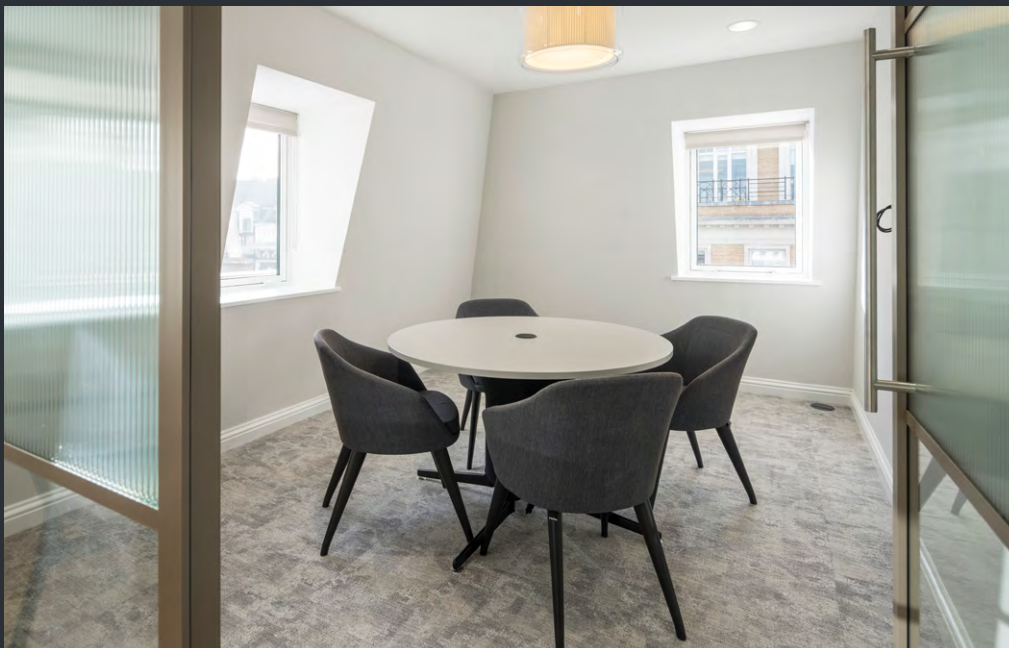
4th floor kitchen and breakout space



3rd floor fitted meeting room and open plan area

For those that want to get straight to work the 4th floor offers fully fitted space with considered design details, with kitchenette and plenty of breakout areas.

The third floor is offered in a fitted arrangement, allowing occupiers more flexibility to add to their own design needs.



4th floor meeting room



4th floor collaboration area & open plan workspace

# MODERN

THE SPACE

# FLEXIBLE

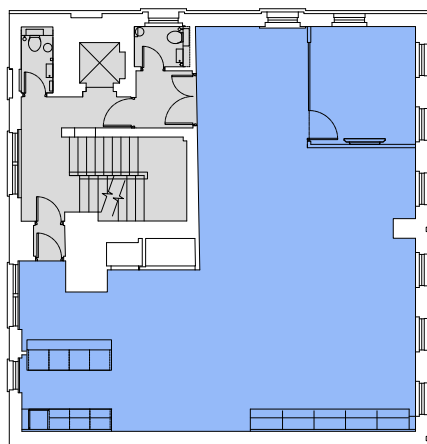
## Accommodation

Floor	Condition	sq ft	sq m
Fourth	Fitted & Furnished	963	89.5
Third	Fitted	1,088	101.1
Second	–	LET	LET
First	–	U/O	U/O
<b>Total</b>		<b>2,051</b>	<b>190.5</b>



Third floor kitchenette

3rd floor plan | 1,088 sq ft (101.1 sq m)

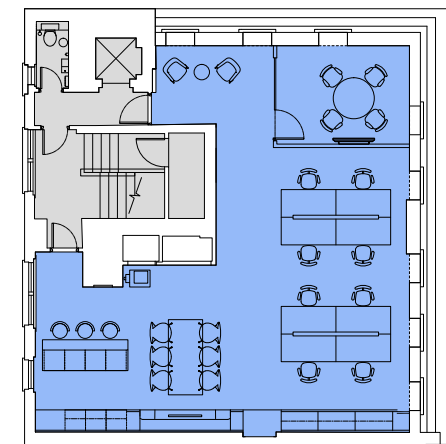


Bedford Street

- Floorspace
- Core

4th floor space plan | 963 sq ft (89.5 sq m)

- 1 reception area
- 8 fixed workstations
- 1 collaboration area
- 1 breakfast bar & breakout area
- 1 meeting room
- 1 kitchenette



Bedford Street

For indicative purposes only. Not to scale.





## THE LOCATION

The building is situated in the heart of Covent Garden, providing easy access to an abundance of local amenities. Transport connections are also close by, with the Elizabeth Line available from Tottenham Court Road, reducing travel times across the City and beyond.



Covent Garden Market



Petersham Nurseries



Flat Iron



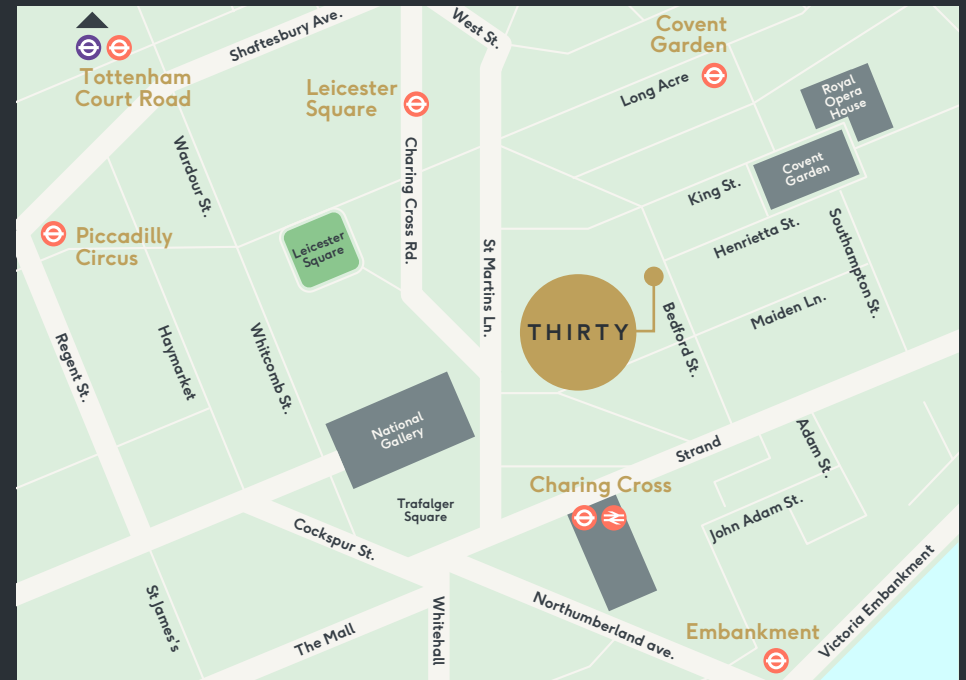
Diamond Jubilee Garden

## Connectivity

Leicester Square			3 min	
Charing Cross			3 min	
Covent Garden			4 min	
Embankment			6 min	
Piccadilly Circus			8 min	
Tottenham Court Rd			8 min	

Journey times from building entrance. Source: TFL

# CENTRAL



## Viewings

Through joint letting agents.



**Robert Rooney**  
07469 403 225  
robert.rooney@realestate.bnpparibas

**Jack Saunders**  
07818 539 177  
jack.saunders@realestate.bnpparibas

## Terms

Upon application.



**Ian Bradshaw**  
07468 525 486  
ibradshaw@edwardcharles.co.uk

**Molly Maguire**  
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mmaguire@edwardcharles.co.uk

[thirtybedfordstreet.co.uk](http://thirtybedfordstreet.co.uk)

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