

## 3 NOTTINGHAM COURT



### OVERVIEW

3 Nottingham Court offers managed or leasehold office space spread across two floors in a superb location.

The office space is available fully furnished if needed and has pre-installed high speed broadband.

Although currently open plan, meeting rooms or executive offices can be built into the space if required.

The ground floor features wooden flooring and high ceilings and an external staircase to the lower ground floor.



### AMENITIES

Fully Furnished

Cleaning

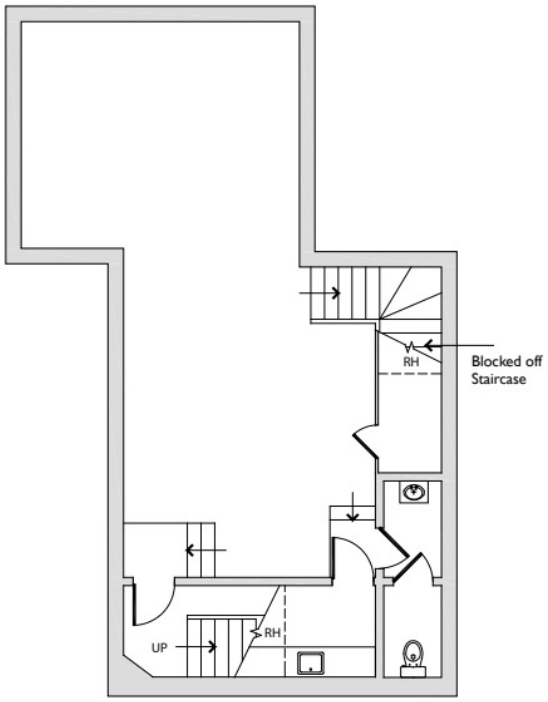
Flexible Terms

High Speed Broadband

24 Hour Access

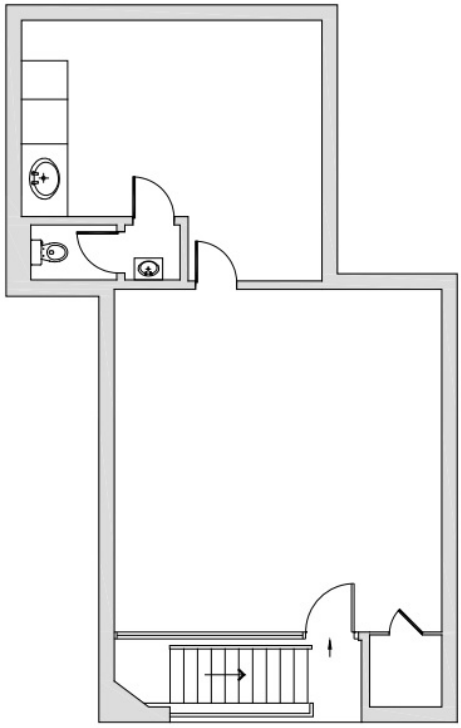
Air Conditioning

Kitchen




BASEMENT

Approx Net interal Area
59.59 sqm / 641 sq ft



GROUND FLOOR

Approx Net Internal Area
65.00 sqm / 699 sq ft

## TERMS

Flexible by arrangement

## SUMMARY

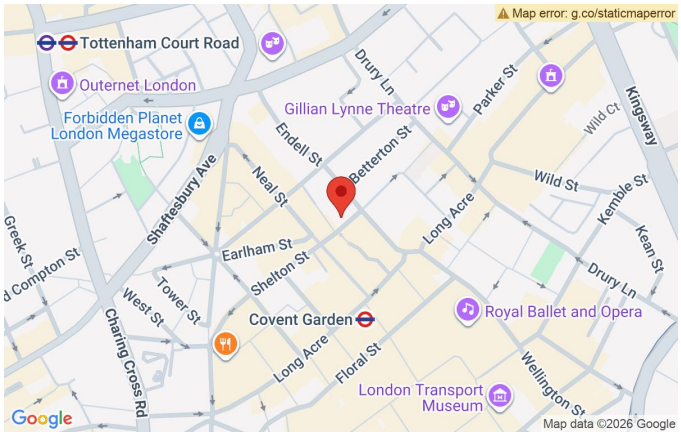
| | |
|---|---|
| Available Size | 1,340 sq ft |
| Rent | £38 per square foot |
| Business Rates | TBC |
| Service Charge | £1.50 per square foot |
| VAT | Elected |

## VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment with the sole agent:


## CATHERINE ALEXANDER

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## LOCATION

3 Nottingham Court is located just off Shorts Gardens in the heart of Covent Garden. The building is surrounded by the cafes, restaurants and bars the area is famous for, along with excellent retail amenities.

Covent Garden Underground Station (Piccadilly line) is a few minutes walk away and Tottenham Court Road (Central, Elizabeth and Northern lines), Leicester Square (Northern and Piccadilly lines) and Holborn (Central and Piccadilly lines) stations are within walking distance.


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