



Class E Nursery Premises (*formerly D1*)

Ground Floor
Lower Floor

Entrance Only
5,110 sq ft (474.75 sq m)

In Brief

- Within 10 minutes' walk of **Covent Garden Tube Station**,
- Use class **D1**,
- Previous **Nursery** closed to facilitate the building refurbishment for a student scheme,
- Attractive entrance from **Wild Street**,
- Available on **new lease**.

**8A WILD ST, COVENT GARDEN,
LONDON, WC2B 4RL
NURSERY PREMISES (D1) TO LET**

Location

Grosvenor House is situated in the heart of London's affluent Covent Garden. The whole building has recently undergone an extensive refurbishment to provide new student accommodation. Previously, there was additional staff nursery. The property is accessed off Wild Street, with a dedicated entrance.

The location is central to various public transport links such as **Covent Garden** and **Holborn** tube stations as well as being surrounded by **University offices**, **The London School of Economics and Political Science**, and **Theatres** (The entrance to the student accommodation is in Drury Lane and the nursery is on Wild Street).

Lease

Property available on a new, effectively full repairing and insuring, lease for a term to be agreed. Subject to rent reviews 5-yearly upwards only.

Rental Guide

Upon application.

Service Charge

To be confirmed.

Business Rates

The Valuation Office Agency assessment on their website (www.voa.gov.uk) is as follows:

Rateable Value 2023 **£51,000**

Qualifying tenants may benefit from government rates relief. However, interested parties are advised to make their own enquiries of the City Borough Council (City of Westminster).

VAT

All figures exclusive of VAT.

EPC

The property has been assessed with an energy rating A. Full detail available on request.

Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

Planning permission

The planning was originally covered by an S106 agreement, stating that:

- Up to 60-children, of these, approximately 60% will be in the over 2's age group; with the remainder being babies.
- The facility will operate all year, with normal hours of operation being 08:00-18:00 Monday-Friday.



Accommodation

The property has been redecorated with new suspended ceilings ready for an incoming Tenant to fitout to their requirements, and have the following approximate dimensions/areas:

Ground Level	Entrance Only	
Lower Level	5,110 sq ft	(474.75 sq m)

The unit is effectively in shell condition, following a full refurbishment, with suspended ceiling tiles and a small external outdoor space.

Enquiries and Viewings

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