

ONE FLOOR
REMAINING



SEVEN DIALS

LONDON - EST.1690



**1 Earlham Street,
London WC2**

CONTEMPORARY
OFFICE SPACE TO LET



4th Floor

DESCRIPTION

1 Earlam Street offers 2,324 sq ft of newly refurbished office space across two floors in the heart of Seven Dials, offering an exceptional working environment.

The 3rd floor offers occupiers a brand new, design led plug & play suite. The floor provides 20 desks, a 6 person meeting room, open plan breakout space and a contemporary kitchenette.

The 4th floor is available as CAT A, giving occupiers the opportunity to design their own space from scratch but can be delivered as plug & play space, in one of the three 'Assemble' product styles, on request and subject to demand.

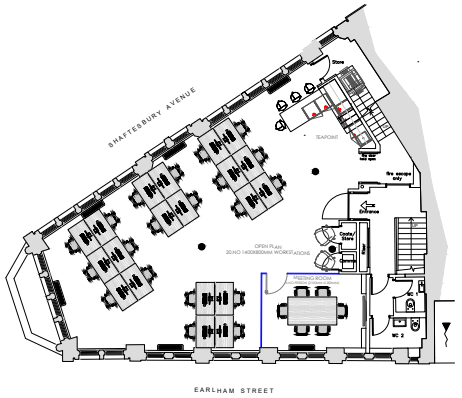
Occupiers will be spoilt for choice with exciting food and beverage offerings such as the Seven Dials Market by KERB, which recently opened in the heart of Seven Dials.

TENANCY

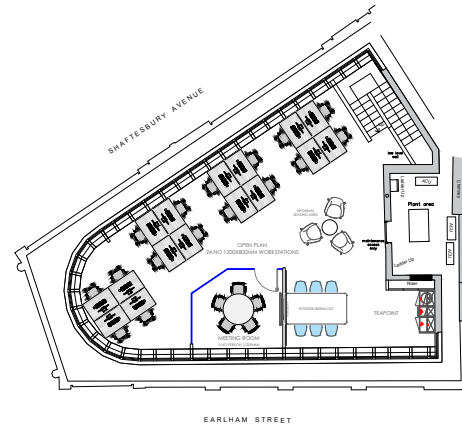
Floor	Area (NIA)* ft ²	Area (NIA)* m ²	Condition
4th	1,061	99	Category A
3rd	LET	LET	Fully fitted
Total	2,324	216	

* Subject to measurement

REFURBISHED CONTEMPORARY OFFICE SPACE. SEVEN DIALS STYLE.



3rd floor - Plug & Play floor plan



4th floor - Indicative space plan

AMENITIES

- Choice of CAT A, or plug & play office space
- New LED lighting
- Raised floors
- New comfort cooling
- Exposed steel columns
- Exposed brickwork



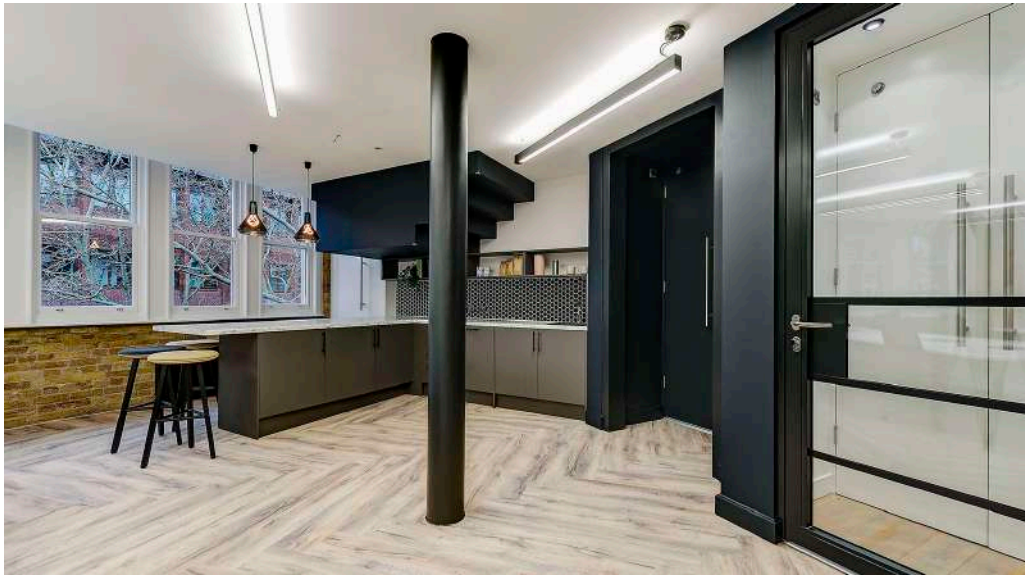
3rd Floor



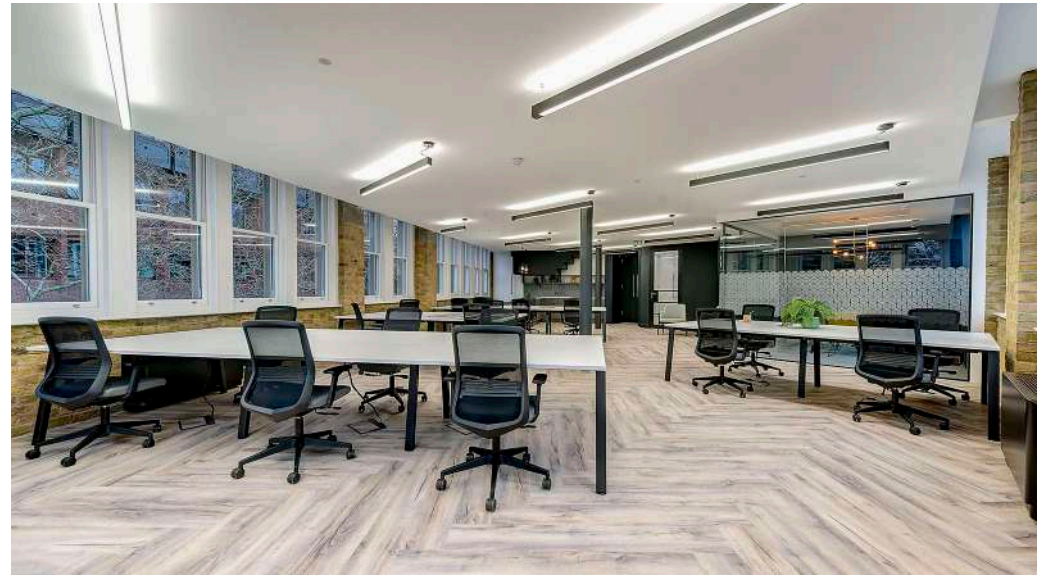
Food and Beverage at Seven Dials. Credit @SBR edits



The eagerly anticipated Seven Dials Market by Kerb, which opened September 2019. Credit @weAreContent



3rd floor kitchenette



3rd floor office view



3rd floor office view



3rd floor meeting room

Assemble By Seven Dials

PLUG & PLAY WORKSPACES

Assemble by Seven Dials offers plug and play workspaces, each one carefully designed and ready to move into so you can get started from day one.

For more information, click [here](#)





sevendials.co.uk



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OVER 150 SHOPS, 50 RESTAURANTS, CAFES, AND BARS,
COVERED STREET FOOD WAREHOUSE MARKET, 5 THEATRES,
1 BOUTIQUE GYM & 2 PRIVATE MEMBERS CLUBS

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SUMMARY

1 Earham Street,
Seven Dials, WC2

1,061-2,324 sq ft of newly
refurbished office space
to let, delivered as plug
& play or CAT A

LOCATION

- 3 minutes walk to Covent Garden Underground Station (Piccadilly Line)
- 3 minutes walk to Leicester Sq Underground Station (Piccadilly and Northern Lines)
- 7 minutes walk to Tottenham Court Road (Central, Northern & Cross-rail in 2021)
- 8 minutes walk to Charing Cross Station (Northern, Bakerloo Lines & National Rail)
- 10 minutes walk to Embankment Underground Station (Circle and District Lines)

TERMS

Lease
New lease direct from
the Landlord

Rent
From £69.50 per sq ft

Rates
c. £21.00 per sq ft (2020/21)

Service charge
c. £10.50 per sq ft