



TOWE R.HO USE.

COVENT
GARDEN
OFFICE

WELCOME

SHORT OR LONG TERM, 2 DESKS OR 200, AS YOUR BUSINESS AND TEAM GROWS WE HAVE THE FLEXIBILITY WITHIN OUR PORTFOLIO TO CHANGE WITH YOU.

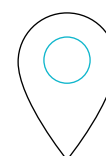
Welcome to Covent Garden Offices from Capco – a collection of versatile bespoke offices in an unbeatable central London location. Known the world over for its iconic Royal Opera House and Piazza, world-class shops and restaurants, and charming cobbled streets and open spaces, Covent Garden provides the ultimate arrival experience for you and your clients.

When you move into one of our workspaces, you can expect more than just a great location. As custodians of Covent Garden, we pride ourselves on knowing our customers as well as we know our buildings. We'll look after your needs from day one, with on-call maintenance, 24-hour security and concierge services, and all the advantages of belonging to our estate-wide community of businesses.

And when your business grows or changes, we'll help you adapt your space or find you a new one within our extensive portfolio.



PERFECTLY PLACED



On the corner of Southampton Street and Tavistock Street, Tower House is in one of the best locations in Covent Garden, on the edge of the famous Piazza. Just a few minutes' walk from Covent Garden tube and Charing Cross mainline station, this bright and airy space offers 6,013 SQ FT of flexible high-spec accommodation on the fourth floor.



04 TOWER HOUSE

Introduction

02 Lobby

06 Floor 04

14 Specifications

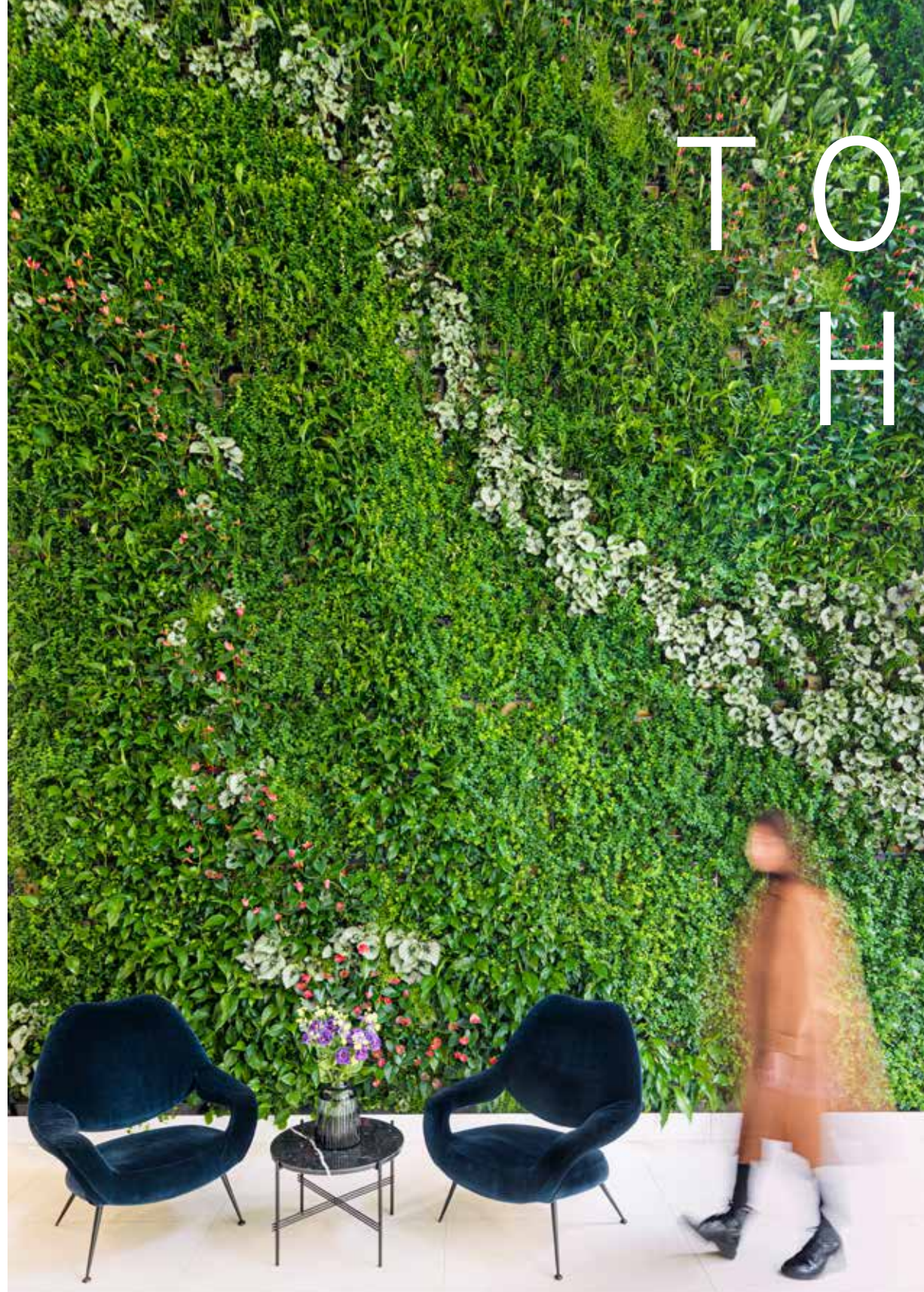
16 Floorplan

18 Connections

20 Location map

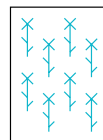
22 The Estate

Contact



TOWER HOUSE

02
03

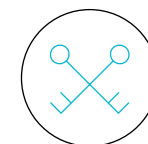


DRESSED TO IMPRESS

The impressive double-height lobby features a 'living wall' of lush green plants, a dedicated front desk to greet your clients and two passenger lifts taking you to the floors above.



FRONT OF HOUSE



24-HOUR CONCIERGE

You'll also have access to Capco's dedicated private 24/7 concierge service.



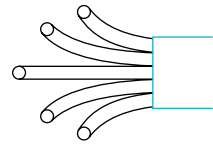
N
S

NORTH SOUTH



STAMP YOUR STYLE

The floorplate has endless potential for you to customise and configure to suit your needs. Wall-to-wall windows flood the space with natural light, and can be opened to let in fresh air.



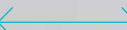
FIBRE READY

You're all set to start work from the day you move in, with ultrafast fibre optic broadband by G.Network, new suspended LED lighting and Cat 6 cabling. With no requirement for any wayleave agreements as the broadband is pre-installed.

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09



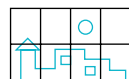
EAST
WEST

E  W

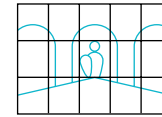
AHOY



FULL FRAME



Maiden Lane, home to some of London's hottest drinking and dining spots including Franco Manca, Covent Garden Grind, Sticks'n'Sushi, Polpo, The Porterhouse and The Maple Leaf.



ICONIC VIEWS

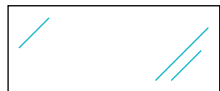
If you're stuck for inspiration, take a few moments to look out over the Strand for a great view of one of London's most famous luxury hotels.



SAVOY



ON REFLECTION



MINIMALIST CHIC

Bathrooms are fitted out in sleek minimalist style with a cool neutral palette and a feature mirror wall, and there's one fully accessible disabled WC.



SHOWER POWER

No more excuses for not running or cycling to work – the fully fitted shower room means you can freshen up and change in comfort before you start work.



S P E C I F I C A T I O N S

- Ultrafast fibre optic broadband from G.Network
- Openable windows
- Impressive double height reception with green living wall
- Two passenger lifts
- WC and shower facilities with high quality finishes
- Exposed Daikin VRV air conditioning system
- New 75mm raised-access floor
- Fully Cat 6 cabled
- New suspended LED lighting
- 24-hour reception
- SKA Gold sustainability rating
- Generous floor to ceiling heights
- Operating density is 1/10m²

W I D E R E S T A T E B E N E F I T S

14
15

- High standard of estate management and upkeep from Capco
- Air that's 17% cleaner than in Soho or Mayfair
- 24-hour security and 24-hour cleaning services
- Access to Capco's exclusive 24-hour concierge service
- Fibre optic broadband across the whole estate
- Access to dry-cleaning service
- Access to discount and rewards scheme
- Exclusive access to year-round Covent Garden Estate events programme
- Monthly bike-maintenance scheme
- Pedestrianised areas resulting in better air quality
- Commitment to plastic reduction and sustainability agenda
- World-class retail, restaurant and leisure on the door step with 7,000 hotel rooms, 40,000 theatre seats and over 40 bars and restaurants
- Covent Garden landmark location with heritage and history
- Walking distance from four tube stations and three mainline stations
- Fully accessible and DDA compliant

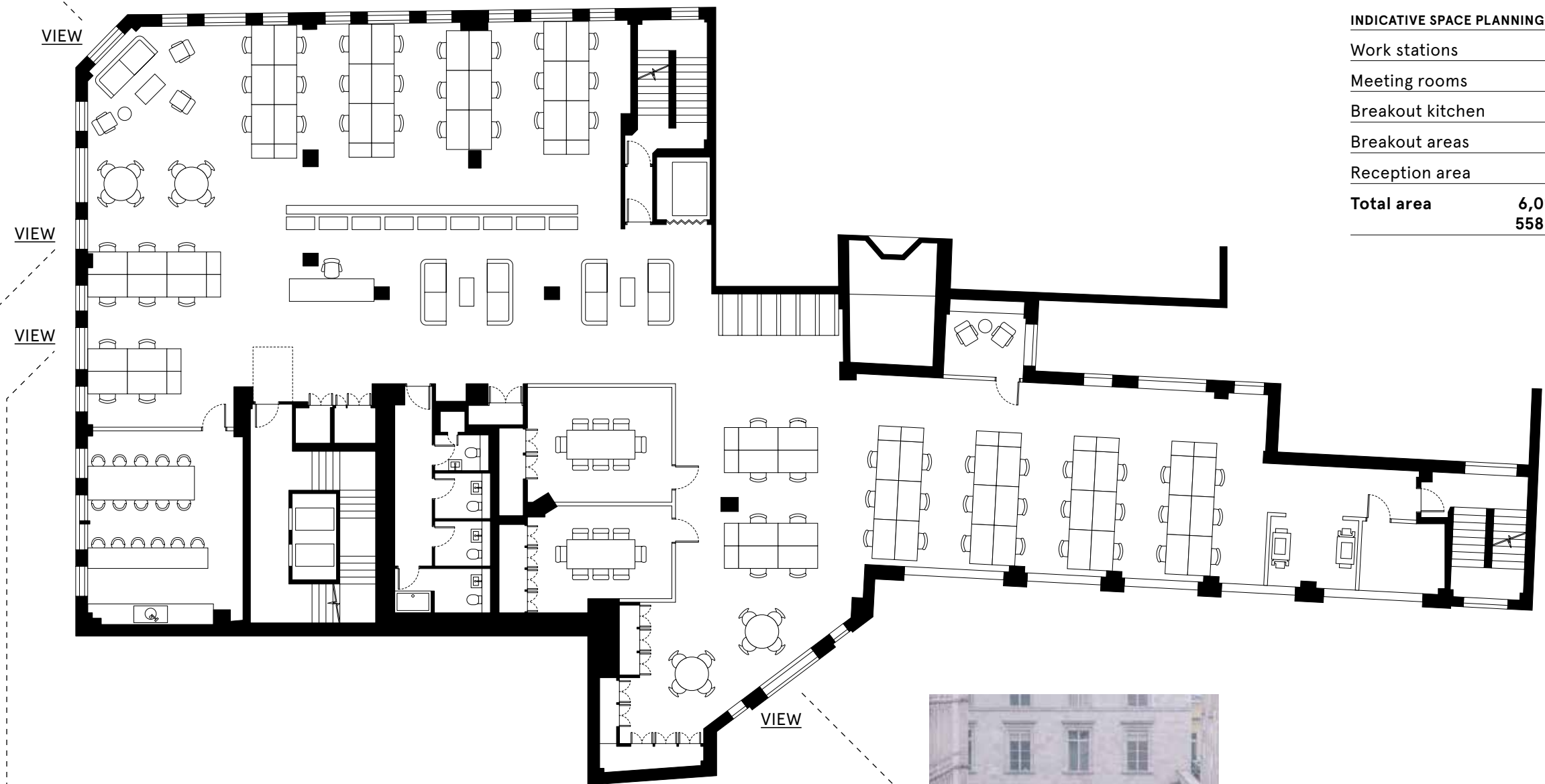


YOUR WINDOW TO THE WORLD
The generously sized open-plan floorplate means you can accommodate everyone in comfort, and organise your workspace exactly the way you want it.

0 4

INDICATIVE SPACE PLANNING

Work stations	83
Meeting rooms	4
Breakout kitchen	1
Breakout areas	2
Reception area	1
Total area	6,013 sq ft 558.6 sq m



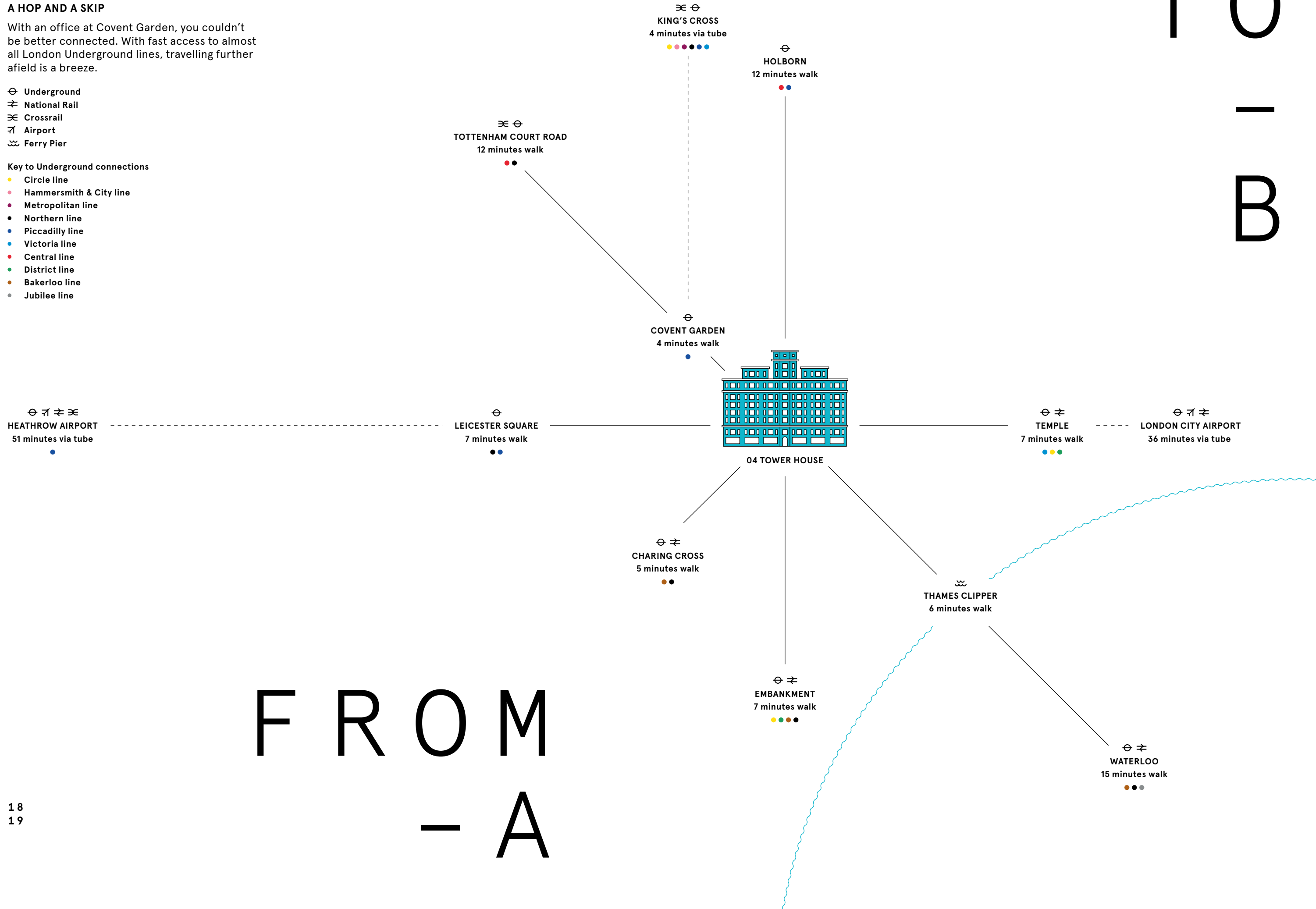
A HOP AND A SKIP

With an office at Covent Garden, you couldn't be better connected. With fast access to almost all London Underground lines, travelling further afield is a breeze.

- ⊖ Underground
- ≡ National Rail
- ≡ Crossrail
- ✈ Airport
- ⚓ Ferry Pier

Key to Underground connections

- Circle line
- Hammersmith & City line
- Metropolitan line
- Northern line
- Piccadilly line
- Victoria line
- Central line
- District line
- Bakerloo line
- Jubilee line



WORK & PLAY

- 04 TOWER HOUSE
- OFFICES
- PEDESTRIANISED ZONE
- RETAIL
- FOOD & BEVERAGE
- OUTSIDE SEATING

OUR COVENT GARDEN ESTATE
Clean, well-maintained and with 24-hour security. With a workspace at Covent Garden Offices, you'll have access to everything you need right on your doorstep.



- | | |
|----------------------|------------------------------|
| SHOPPING | FITNESS |
| 01 APC | 18 GYMBOX |
| 02 APPLE | 19 JUBILEE HALL GYM |
| 03 BUCHERER | 20 NUFFIELD HEALTH |
| 04 CHANEL | 21 PELOTON |
| 05 CHARLOTTE TILBURY | 22 PURE GYM |
| 06 DIOR | |
| 07 GLOSSIER | DINING |
| 08 JO MALONE | 23 ABUELO |
| 09 LINDA FARROW | 24 AUBAINE |
| 10 MULBERRY | 25 AVOBAR |
| 11 NARS | 26 BALTHAZAR |
| 12 POLO RALPH LAUREN | 27 BUNS & BUNS |
| 13 TIFFANY | 28 CAFFÈ NERO |
| 14 TOM FORD | 29 CORA PEARL |
| 15 GANNI | 30 DIN TAI FUNG |
| | 31 DOMINIQUE ANSEL TREEHOUSE |
| BANKS | 32 FLAT IRON |
| 16 NATWEST | 33 FRANCO MANCA |
| 17 HSBC | 34 FRENCHIE |
| | 35 COVENT GARDEN GRIND |
| | 36 LA GOCCIA |
| | 37 FLORAL BY LIMA |
| | 38 THE OYSTERMEN |
| | 39 PRÊT A MANGER |
| | 40 STARBUCKS |
| | 41 STICKS'N'SUSHI |
| | 42 SUSHISAMBA |
| | 43 THE IVY MARKET GRILL |
| | 44 THE PETERSHAM |

All destinations shown off map are within a 3-4 minute walk.

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VYTA

COMMUNITY

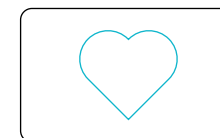
YOGA IN THE PIAZZA



BRITISH BEAUTY COUNCIL



I LOVE COVENT GARDEN



As an occupier at Covent Garden Offices, you and your team can sign up to the I Love Covent Garden scheme* for a card that gives you discounts and perks at selected shops, restaurants and bars across the estate. Indulge yourself with treats like free Quick Tricks mini makeovers at Charlotte Tilbury, complimentary samples from Atelier Cologne or 20% off services at Trevor Sorbie hair salon. Restaurants offering up to 20% off through the scheme include Abuelo, Covent Garden Grind, Fire & Stone, The Petersham and Busaba, and you can enjoy discounts at fashion stores including Lulu Guinness, Ted Baker, Hackett and Linda Farrow.

COVENT GARDEN LIFESTYLE

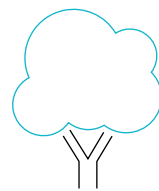
You'll also have access to our 24/7 concierge service, Covent Garden Lifestyle*. As a member you'll receive the weekly Covent Garden Life Magazine, inspiring you to explore the latest restaurant openings, sporting packages, exclusive offers and complimentary invitations, as well as community-wide public events. Contact our Lifestyle Manager for help with everything from restaurant reservations and tickets to sold-out shows, to innovative ideas for team-building days.

*Terms and conditions apply



ATELIER COLOGNE

BODY + MIND



A GREENER GARDEN

We're committed to keeping Covent Garden a green and clean place for everyone in our community to enjoy. Continuing our horticultural heritage, a dedicated team of gardeners tends to **MORE THAN 5,000 PLANTS ACROSS THE ESTATE**, creating beautiful displays and increasing biodiversity. We're helping to make a difference by following sustainable design principles, implementing 'no idling' zones and monitoring air quality. And we work closely with our occupiers to minimise our impact on the environment through measures like reducing plastic use.

HEALTH AND WELLBEING

For employers who prioritise wellbeing, Covent Garden is a great place to base your business. The many pedestrianised areas are beautifully maintained by our estate management, and reduced traffic means less noise, safer streets and **AIR THAT'S 17% CLEANER THAN IN SOHO OR MAYFAIR***. Fit in a lunchtime workout at one of the estate's many gyms, including Gymbox, Peloton, Jubilee Hall, Pure Gym and Nuffield Health. Or relax and enjoy some downtime on the green lawns of St Paul's church gardens, a delightful oasis for those in the know.

*According to LondonAir.org.uk, Covent Garden Piazza had annual mean NO2 air pollution of 46 microgrammes per m³ compared to 55 microgrammes for both Wardour Street in Soho and Grosvenor Square East in Mayfair in 2016.

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D I - N I N G

ABUELO



THE IVY
MARKET GRILL



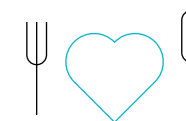
THE OYSTERMEN

DOMINIQUE ANSEL



SUSHISAMBA

CAFÉ CULTURE/HAUTE CUISINE



For coffee and a quick bite, pop into Prêt or Aubaine, or for a great-value lunch, check out ABUELO, Buns & Buns or Floral by Lima. SUSHISAMBA serves up an unforgettable high-end dining experience, combining a fusion of Brazilian, Peruvian and Japanese cuisine with spectacular interior design. For all day dining you have THE IVY MARKET GRILL right on your doorstep. For classic British seafood with an inventive twist, try THE OYSTERMEN on Henrietta Street, or the exciting new bakery and bistro concept from DOMINIQUE ANSEL on Floral Street.

CHRISTMAS LIGHTS



ST GERMAIN

EVENTS



COVENT GARDEN IN BLOOM



YOU'RE INVITED

Our year-round events programme is the perfect opportunity to connect with colleagues and other businesses on the estate. In 2019 there were **30 EVENTS AND ACTIVITIES** over a total of 128 days. Every spring, COVENT GARDEN IN BLOOM hosts a week of floral-themed events and in-store experiences, while over the summer, a series of ever-changing pop-up bars from exciting brands like ST GERMAIN and Grey Goose serve drinks on the Piazza. London Beauty Week launched at Covent Garden in autumn 2019 with masterclasses, makeovers and giveaways, and in winter, the CHRISTMAS LIGHTS switch-on brings a festive atmosphere and a touch of celebrity magic.

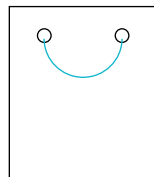


SHOP - PING

BUCHERER



BAGS OF STYLE



Covent Garden is the go-to destination for luxury brands like APPLE. Experience high-octane glamour at the Dior and TOM FORD beauty stores, pick up some tips from the makeup-artists at Charlotte Tilbury, or discover a new signature scent at Chanel's Fragrance and Beauty Boutique. For fine Swiss watches it has to be BUCHERER, while jeweller Tiffany & Co. is the place to splash out on the perfect gift. Kit yourself out in style at POLO RALPH LAUREN, or browse the beautiful sunglasses at LINDA FARROW.



POLO RALPH LAUREN

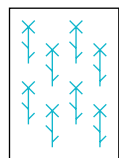
LINDA FARROW



TOM FORD

APPLE

TOWER HOUSE



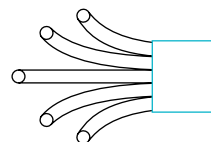
LIVING WALL



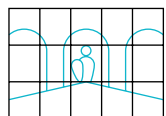
CENTRAL LOCATION



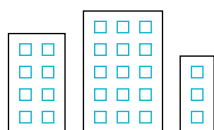
CATEGORY A



FIBRE READY



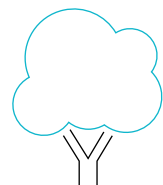
ICONIC VIEWS



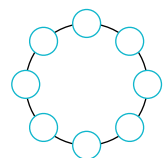
PART OF AN ESTATE



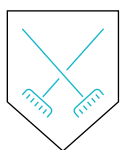
SHOWERS



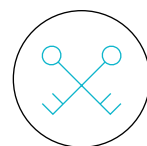
AIR QUALITY



JOINING A
COMMUNITY



24-HOUR SECURITY
AND CLEANING



PRIVATE 24-HOUR
CONCIERGE

SHORT OR LONG TERM, 2 DESKS OR 200, AS YOUR
BUSINESS AND TEAM GROWS WE HAVE THE FLEXIBILITY
WITHIN OUR PORTFOLIO TO CHANGE WITH YOU.



COVENT GARDEN OFFICE

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DISCLAIMER

The above information is believed to be correct but is intended for guidance only and its accuracy is not guaranteed. It does not constitute an offer and must not be relied on as representation of facts or as otherwise forming the basis of a contract. The vendors, lessees and neither Covent Garden London, their letting agents nor their employees have any authority to make or give away any representation or warranty in relation to the property.

The image is a full-page photograph of a dense, vibrant green garden. In the center, a branch with several long, narrow, pointed leaves is in sharp focus, extending diagonally from the lower left towards the upper right. The background is a soft-focus sea of various other green plants, creating a bokeh effect with bright, circular highlights. The overall color palette is a range of greens, from deep forest green to bright, almost yellow-green highlights where the light hits the leaves.

COVENT
GARDEN
OFFICE