



14 F  
L O R A  
L . S T

COVENT  
GARDEN  
OFFICE

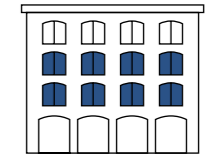
W C  
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**SHORT OR LONG TERM, 2 DESKS OR 200, AS YOUR BUSINESS AND TEAM GROWS WE HAVE THE FLEXIBILITY WITHIN OUR PORTFOLIO TO CHANGE WITH YOU.**

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.



#### 14 FLORAL STREET

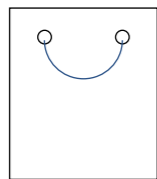
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# 14 FLORAL STREET



## PICK OF THE BUNCH



One of Covent Garden's original retail hotspots, Floral Street is still home to high-end favourites like Paul Smith, Ganni, APC, Glossier and Kent and Curwen. Just steps away from Covent Garden tube and 10 minutes' walk from Crossrail at Tottenham Court Road, the first and second floor floorplates offer respectively 2,645 and 2,590 sq ft of flexible high-spec accommodation.

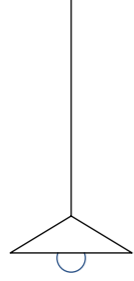
# FRONT OF HOUSE



## UP AND AWAY

The newly developed reception area has a dedicated front desk to greet your guests, and leads through to a passenger lift to take you to the floors above.





### INSPIRED BY DESIGN

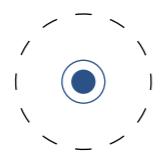
The second floor is fully fitted out and the interior designed to create something you'd be proud to show your clients. Contrasting materials and bold accents of colour create an inspiring space with a relaxed feel.



FLOOR  
02

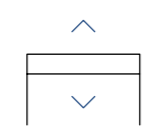


# ALL RISE



### IN THE ZONE

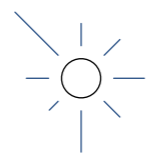
Flexible enough to suit any business, the floorplate is designed for zonal working to accommodate a range of different activities and working styles, including breakout spaces with comfortable seating.



### FLEXIBLE WORKING

Fully adjustable desks that rise to standing height give you great flexibility and better health and wellbeing for all your employees.



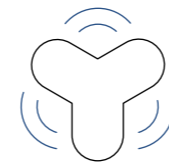


### LET THERE BE LIGHT

Paned glass walls add an elegant touch to the main meeting room, continuing the bright and airy feel that characterises the workspace.

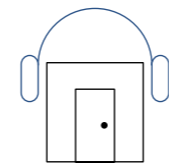


# ALL OR NOTHING - ING



## AUDIENCE

Whether you're having a board meeting, a conference call, or you just need a quieter space to work in, you're guaranteed complete privacy in the fully soundproofed meeting room.



## SILENCE

Perfect for private conversations with a colleague, the soundproof pods provide the perfect environment for a private conversation. They also help create a communal meeting area behind them.





### KITCHEN CATCH-UP

With communal tables and plenty of natural light, the dining and amenity space is great for an informal get-together at lunchtime or even an impromptu workshop.

14  
15



EAT IN

# ON TAP



## HOT OR COLD

The kitchen area is fitted with a boiling-water tap so there's no need to hang around waiting for the kettle to boil.

16  
17





# FRESHEN UP



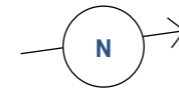
S P E  
C I F  
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T I O  
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- Ultrafast fibre optic broadband from G.Network
- Openable windows
- 8 person passenger lift
- WC and shower facilities with high quality finishes
- Daikin VRV4 3pipe heat recovery air conditioning system
- 75mm raised-access floor
- Fully data cabled (2nd floor only)
- Suspended LED lighting
- 12-hour manned reception
- SKA Gold sustainability rating
- Operating density is 1/8m<sup>2</sup>
- Floor to ceiling height of 2,985mm RAF to Slab

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

- High standard of estate management and upkeep from Capco
- Air that's 17% cleaner than in Soho or Mayfair
- 24-hour estate-wide security and 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 for a wider safer realm
- 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

# 02

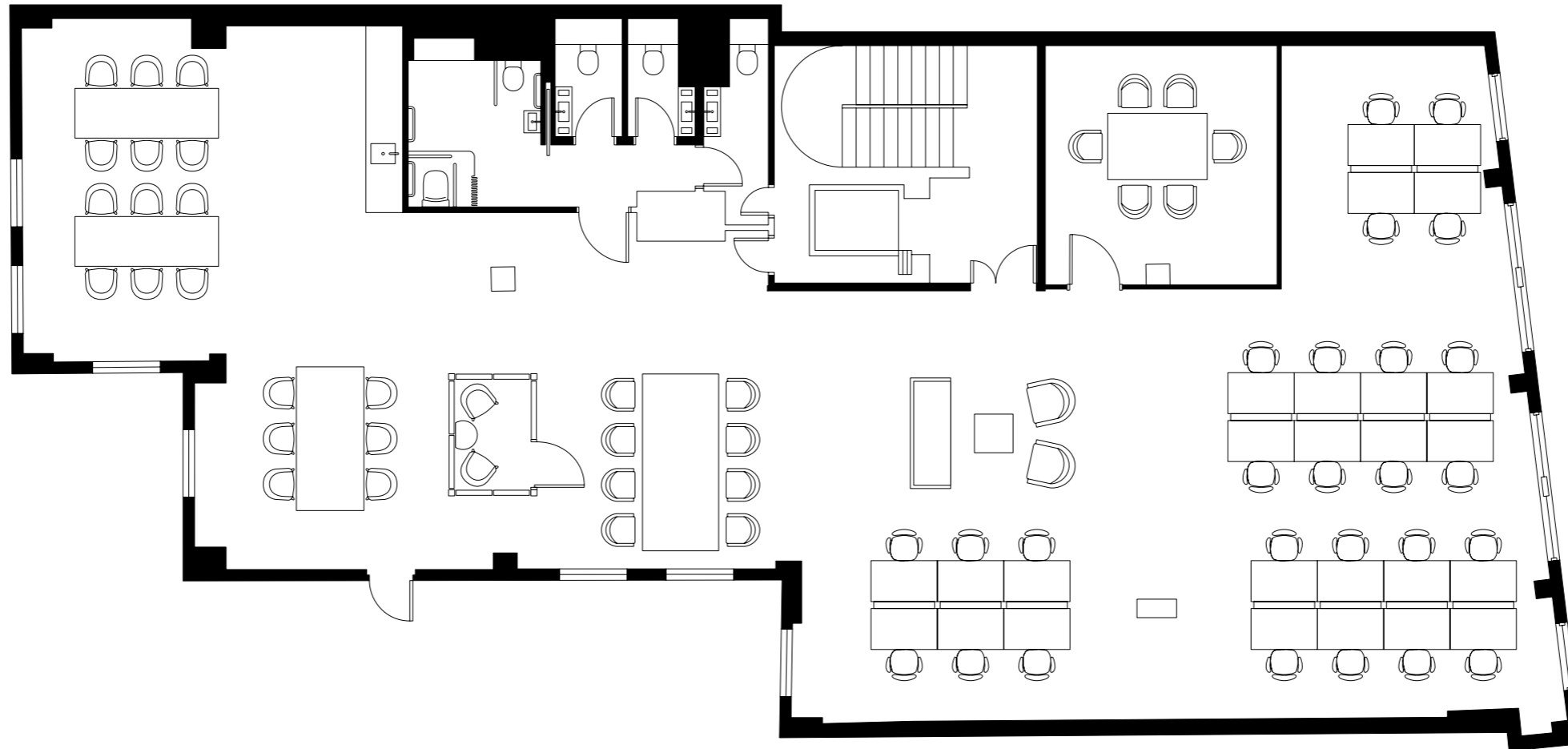


## FURNISHED SECOND FLOOR

Floor 02 comes fully furnished with a thoughtfully designed layout to suit a range of businesses. The floor can be taken as unfurnished Category A space if you prefer.

### INDICATIVE SPACE PLANNING

Work stations	26
Meeting rooms	1
Soundproof pod	1
Breakout kitchen	1
Breakout areas	2
<b>Total area</b>	<b>2,590 sq ft</b> <b>241.0 sq m</b>



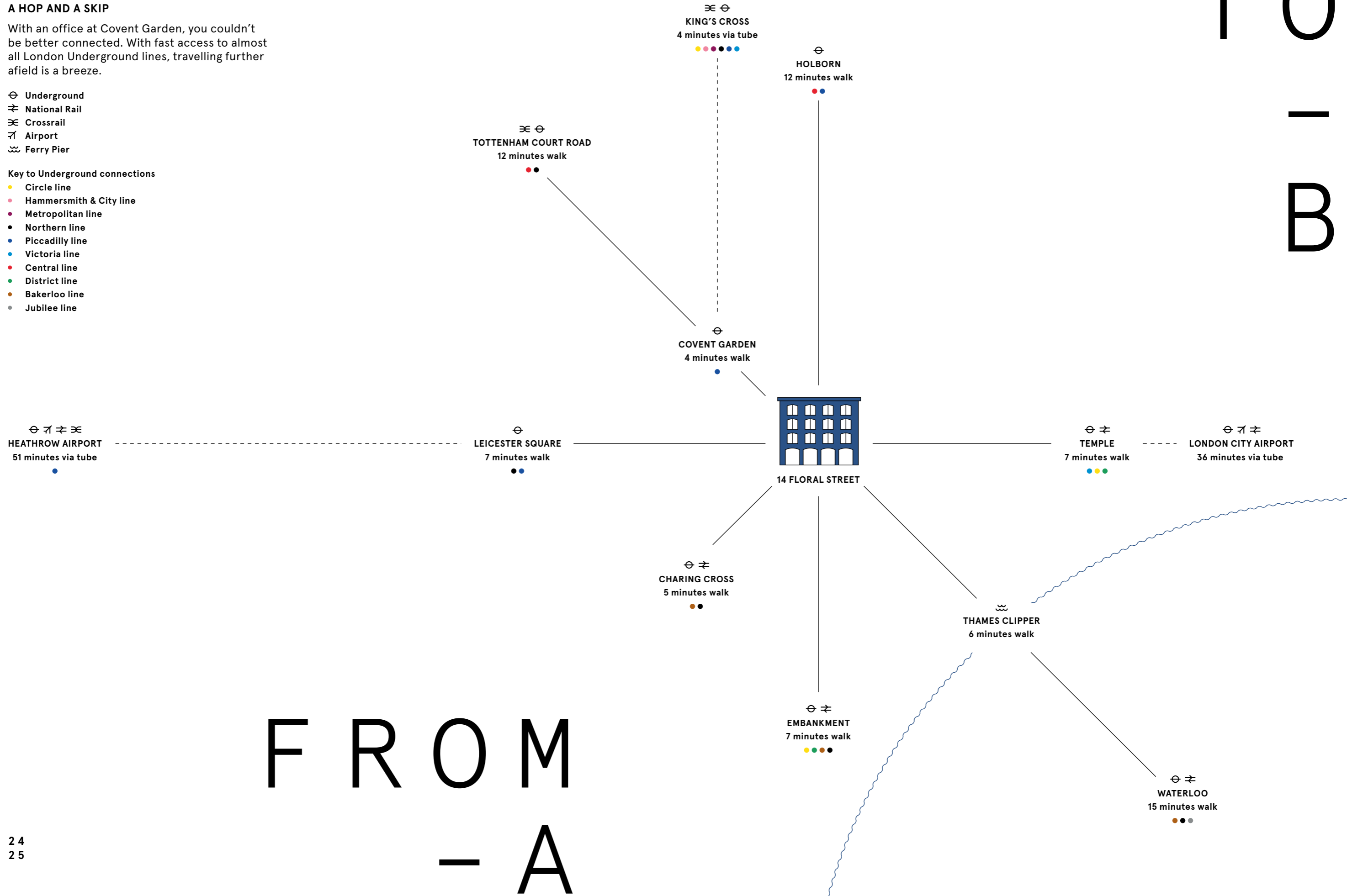
### A HOP AND A SKIP

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



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# WORK & PLAY

- 14 FLORAL STREET
- 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

- 01 APC
- 02 APPLE
- 03 BUCHERER
- 04 CHANEL
- 05 CHARLOTTE TILBURY
- 06 DIOR
- 07 GLOSSIER
- 08 JO MALONE
- 09 LINDA FARROW
- 10 MULBERRY
- 11 NARS
- 12 POLO RALPH LAUREN
- 13 TIFFANY
- 14 TOM FORD
- 15 GANNI

### BANKS

- 16 NATWEST
- 17 HSBC

### FITNESS

- 18 GYMBOX
- 19 JUBILEE HALL GYM
- 20 NUFFIELD HEALTH
- 21 PELOTON
- 22 PURE GYM

### DINING

- 23 ABUELO
- 24 AUBAINE
- 25 AVOBAR
- 26 BALTHAZAR
- 27 BUNS & BUNS
- 28 CAFFÈ NERO
- 29 CORA PEARL
- 30 DIN TAI FUNG
- 31 DOMINIQUE ANSEL TREEHOUSE
- 32 FLAT IRON
- 33 FRANCO MANCA
- 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.



VYTA

# COMMUNITY

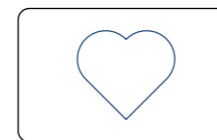
YOGA IN THE PIAZZA



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 Kent & Curwen, Alkemistry, Ted Baker 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.

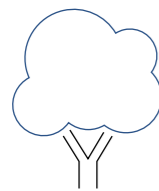
\*Terms and conditions apply



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 m<sup>3</sup> compared to 55 microgrammes for both Wardour Street in Soho and Grosvenor Square East in Mayfair in 2016.

# D I - N I N G

ABUELO



THE IVY  
MARKET GRILL



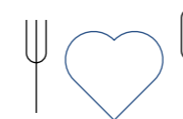
THE OYSTERMEN

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



COVENT GARDEN IN BLOOM



# EVENTS

## 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.

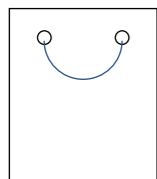


# SHOP - PING

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

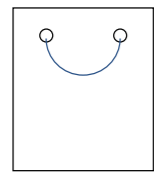
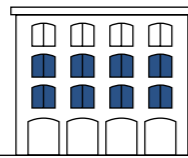
LINDA FARROW



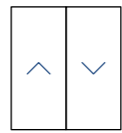
TOM FORD

APPLE

# 14 FLORAL STREET



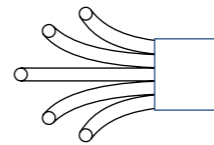
ORIGINAL SHOPS



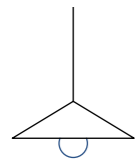
LIFT ACCESS



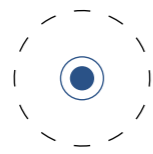
CATEGORY A



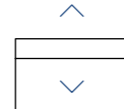
FIBRE READY



DESIGNER INTERIOR



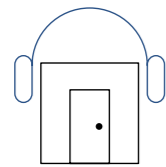
ZONAL WORKING



ADJUSTABLE DESKS



CONFERENCING



SOUND PROOFING



KITCHEN AREA



BOILER TAP



SHOWERS

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COVENT  
GARDEN  
OFFICE