

A photograph of a modern interior space, likely a staircase or atrium. The ceiling is dark and industrial, with exposed ductwork, pipes, and linear lighting fixtures. A staircase with wooden treads and a black metal railing is visible on the right side. The walls are white, and the floor is made of large, light-colored tiles. The overall aesthetic is minimalist and contemporary.

35-K ING. ST

COMING SOON

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.



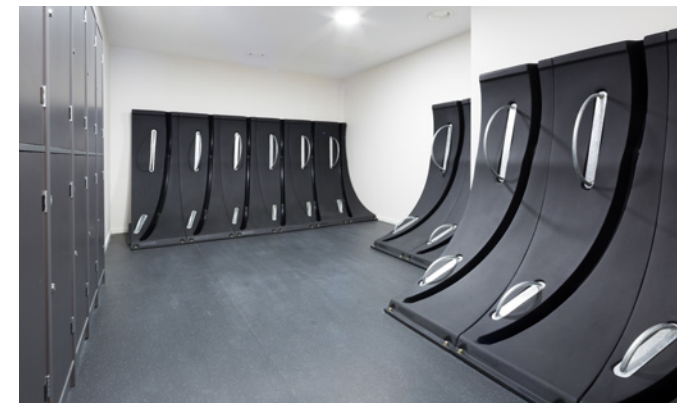
35 KING STREET

	SQ FT	SQ M
Fifth	1,080	100.3
Fourth	1,262	117.2
Third	1,294	120.2
Second	2,738	254.4
First	3,480	323.3
Reception	40	3.7
L Ground	4,115	382.3
Total area	14,009	1,301.4



STAMP YOUR STYLE

The floorplate has endless potential for you to customise and configure to suit your needs. With the first floor courtyard, third floor terrace and communal terrace, there are multiple spaces to take in the outdoors and breathe the fresh air.



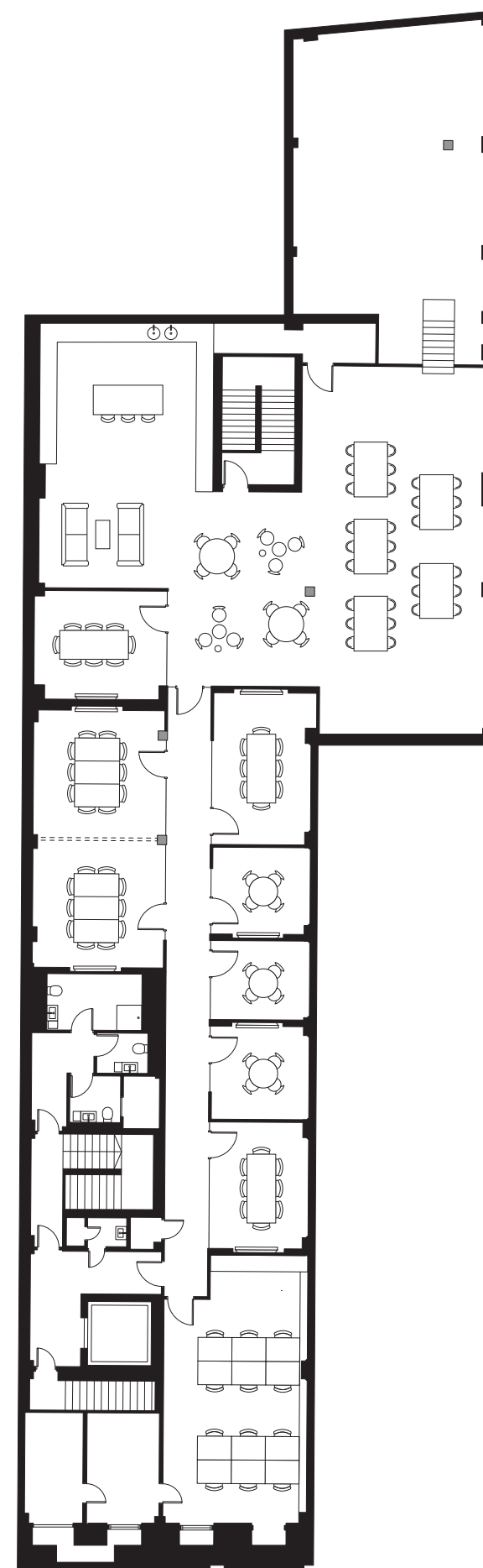
35
KING
STREET

SPECIFICATIONS

- Ultrafast fibre optic broadband from G.Network
- Front of house reception
- Openable windows
- Eight person passenger lift
- WC and shower facilities with high quality finishes
- Air conditioning system using a four pipe fan coil system
- 75mm raised-access floor
- Fully data cabled
- Suspended LED lighting
- SKA Gold sustainability rating
- Operating density is 1/10m²

BENEFITS

- 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



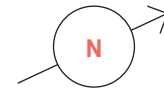
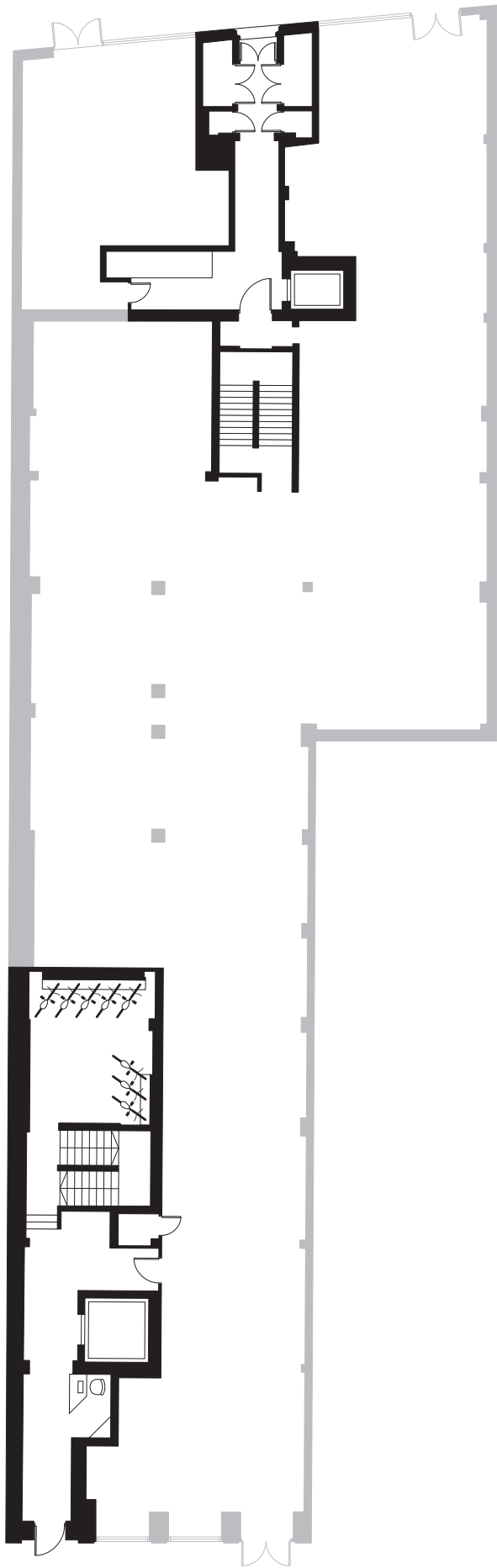
LOG

INDICATIVE SPACE PLANNING

Work stations	12
Meeting rooms	7
Large kitchen/breakout area	1
Breakout area	1
Total area	4,115 sq ft 382.3 sq m

G

INDICATIVE SPACE PLANNING	
Manned reception	
Bike store	



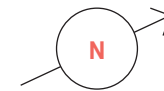
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INDICATIVE SPACE PLANNING	
Work stations	44
Meeting rooms	2
Double-height breakout area	1
Total area	3,480 sq ft 323.3 sq m



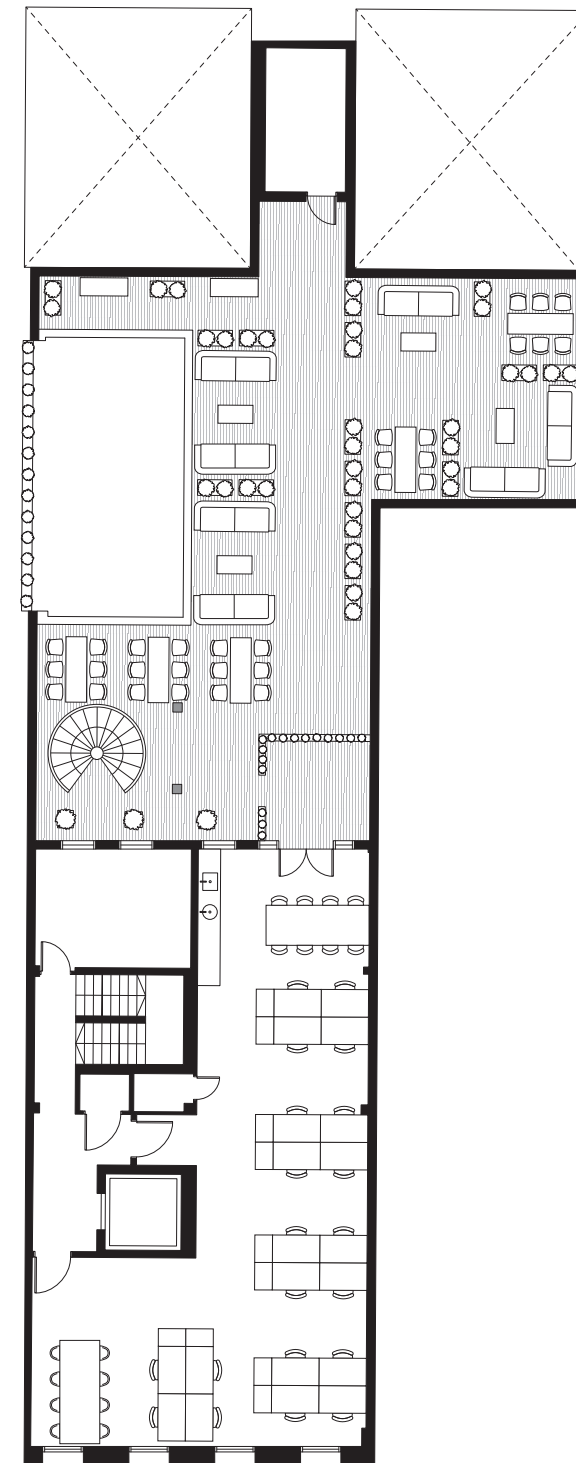
02

INDICATIVE SPACE PLANNING	
Work stations	44
Meeting room	1
Breakout area	1
Terrace	1
Total area	2,738 sq ft 254.4 sq m



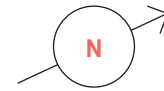
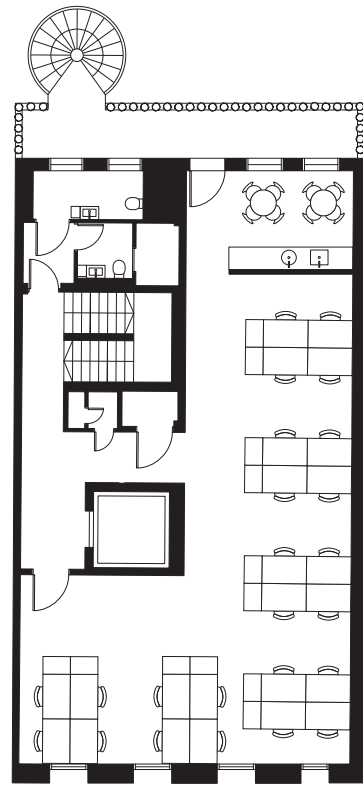
03

INDICATIVE SPACE PLANNING	
Work stations	20
Breakout areas	2
Terrace	1
Total area	1,294 sq ft 120.2 sq m



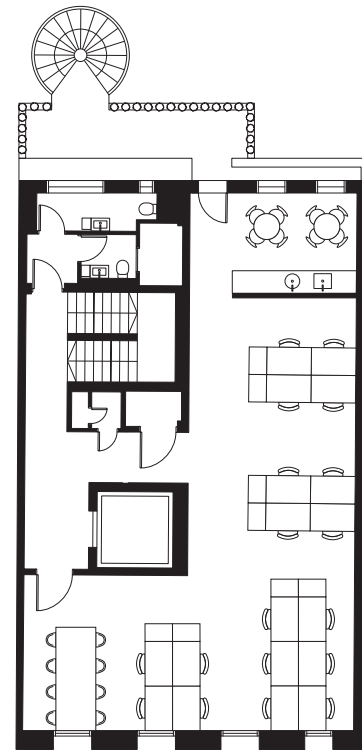
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INDICATIVE SPACE PLANNING	
Work stations	24
Breakout area	1
Total area	1,262 sq ft 117.2 sq m



0 5

INDICATIVE SPACE PLANNING	
Work stations	18
Breakout areas	2
Total area	1,080 sq ft 100.3 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

⊖ ✈ ≡ ≡
HEATHROW AIRPORT
51 minutes via tube

⊖
LEICESTER SQUARE
7 minutes walk

≡ ⊖
KING'S CROSS
4 minutes via tube

⊖
HOLBORN
12 minutes walk

≡ ⊖
TOTTENHAM COURT ROAD
12 minutes walk

⊖
COVENT GARDEN
4 minutes walk



35 KING STREET

⊖ ≡
TEMPLE
7 minutes walk

⊖ ✈ ≡
LONDON CITY AIRPORT
36 minutes via tube

⊖ ≡
CHARING CROSS
5 minutes walk

⚓
THAMES CLIPPER
6 minutes walk

⊖ ≡
EMBANKMENT
7 minutes walk

⊖ ≡
WATERLOO
15 minutes walk

T O
-
B

F R O M
-
A

WORK & PLAY

- 35 KING 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.

COMM - UNITY

YOGA IN THE PIAZZA



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

BODY + MIND

CAPCO HEADQUARTERS



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.

D I - N I N G

DOMINIQUE ANSEL



THE OYSTERMEN



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.



E V E - N T S

ST GERMAIN



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.

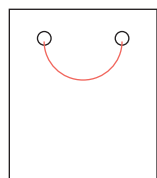


SHOP - PING

APPLE



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.

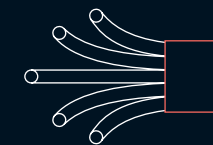
35 KING STREET



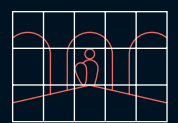
CENTRAL LOCATION



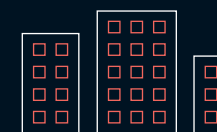
CATEGORY A



FIBRE READY



ICONIC VIEWS



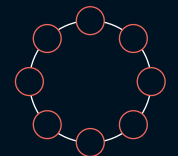
PART OF AN ESTATE



SHOWERS



AIR QUALITY



JOINING A
COMMUNITY



24-HOUR SECURITY
AND CLEANING



PRIVATE 24-HOUR
CONCIERGE

COVENT GARDEN OFFICE

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DISCLAIMER

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