

1,616 - 6,931 Sq Ft
Warehouse style
workspace to let

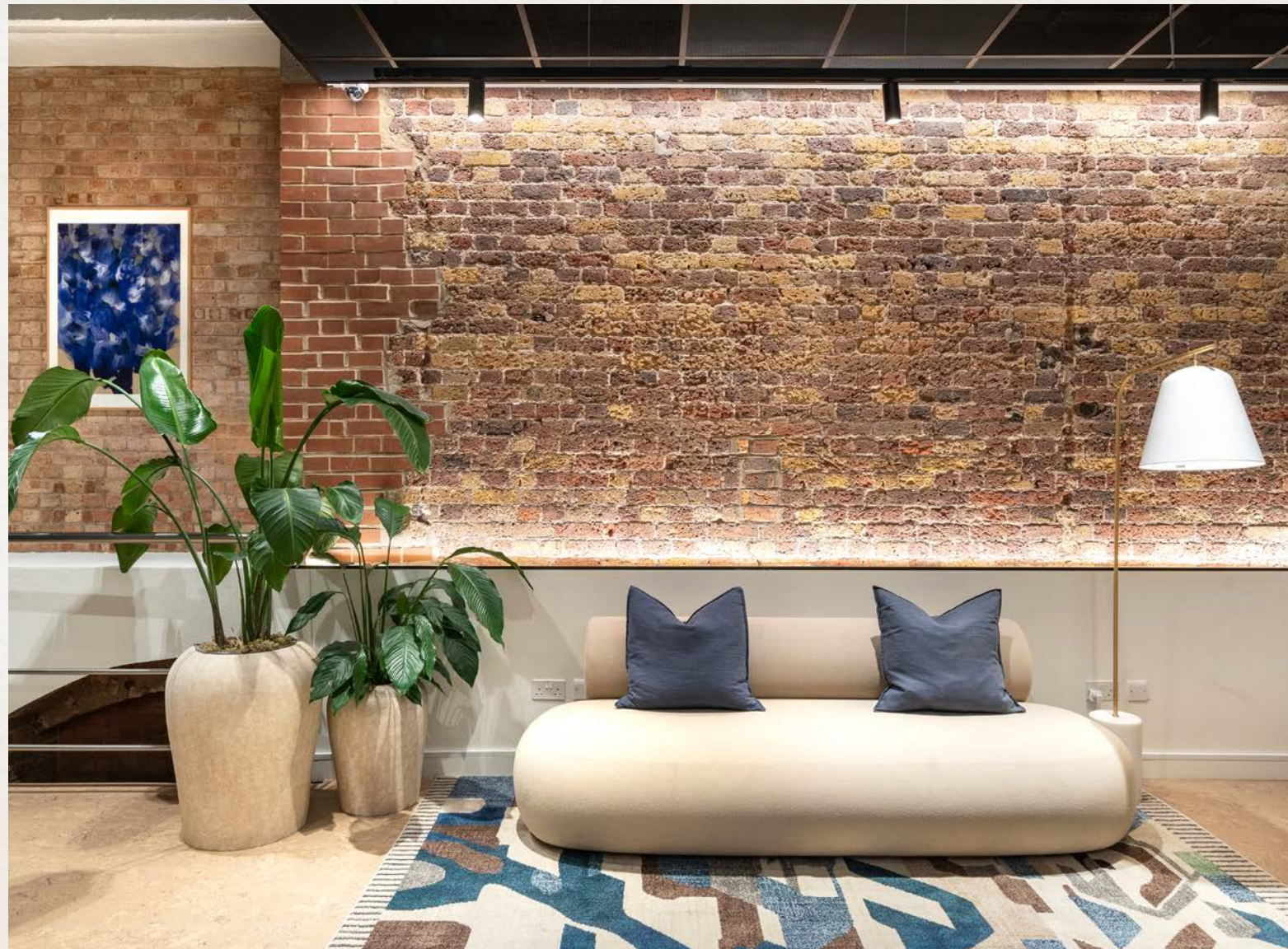
TWE
NTY
TWO

22 Shelton Street
Covent Garden WC2

OVERVIEW

An industrial heritage redefined.

RECEPTION



ENTRANCE

22 Shelton Street sits at the base of Seven Dials, in the heart of Covent Garden.

With an enhanced arrival experience, and a comprehensive refurbishment throughout the building offers 1,616 – 6,931 sq ft of new workspace over 1st to 4th floors.

EXTERIOR



An impressive arrival



SPECIFICATION



Fully fitted
and furnished
1st, 2nd & 3rd floors



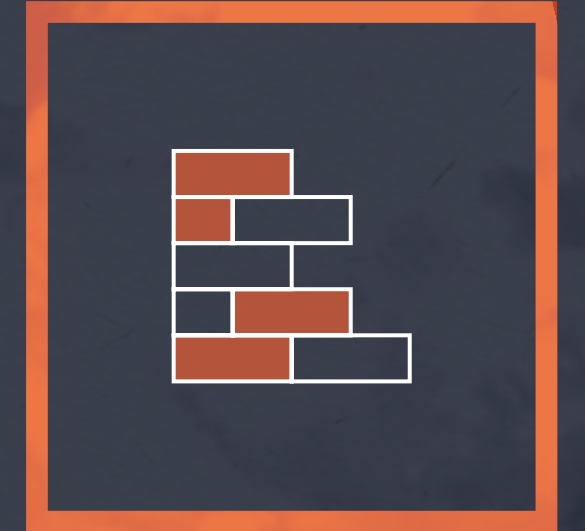
Part fitted
4th floor



Refurbished
throughout



Reimagined
reception



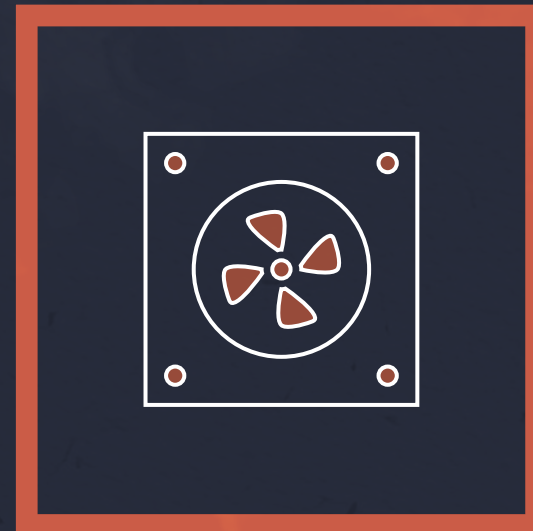
Warehouse
features



EPC Rating
A



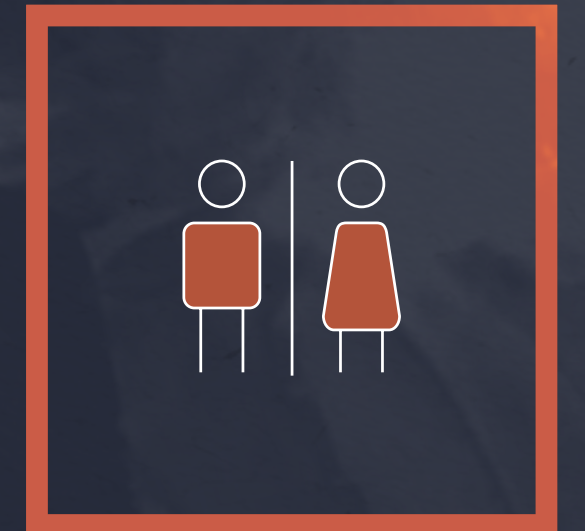
New LED
lighting



New air
conditioning



New
passenger
lift



Demised
WCs

Refined



finishes

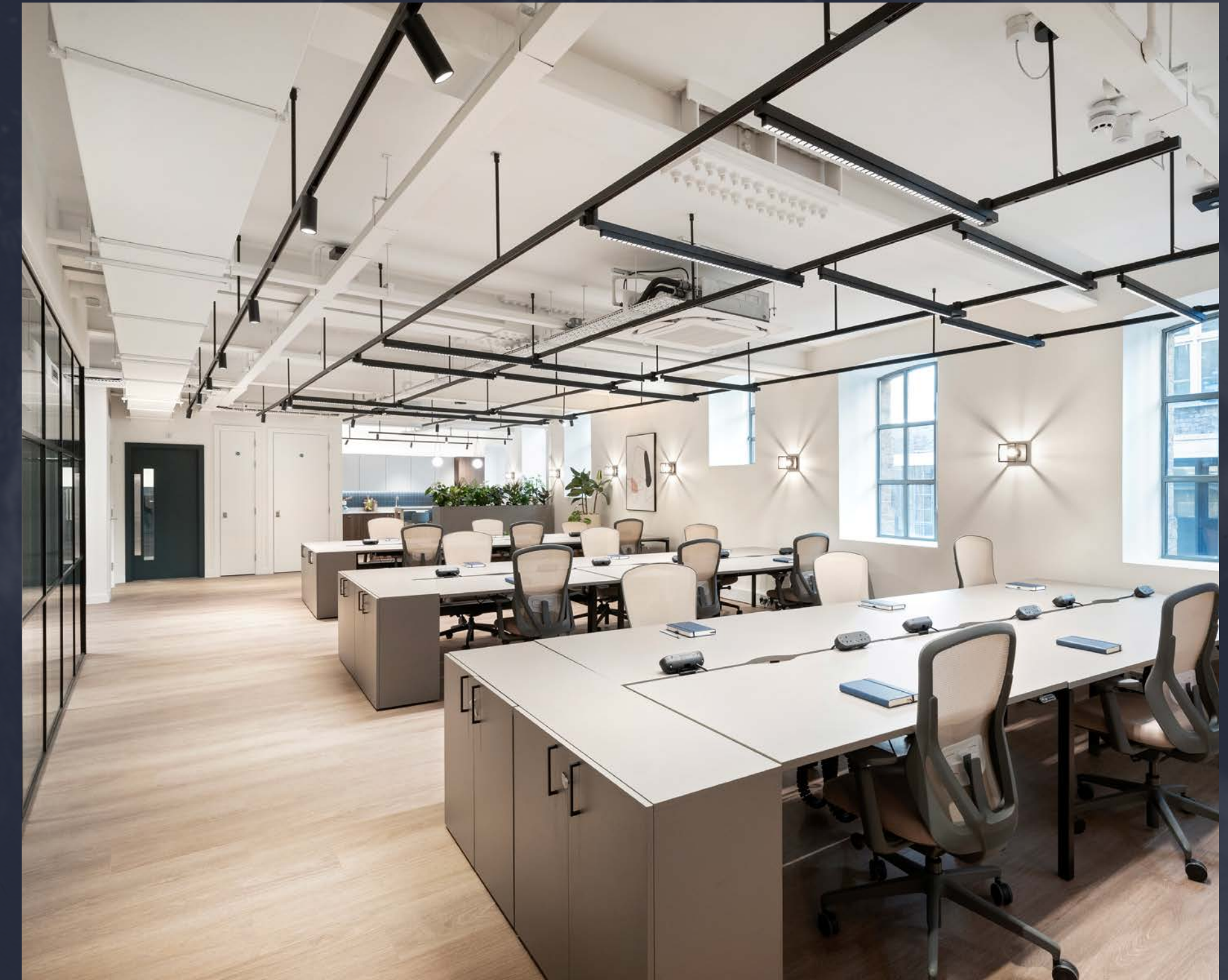
Elegant & inspiring spaces.



THE SPACE

Designed for creativity.

1ST FLOOR MEETING ROOM



1ST FLOOR OFFICE

2ND FLOOR KITCHEN



The 1st, 2nd and 3rd floors offer full work-ready workspace, equipped with meeting rooms, kitchenette and furniture for a seamless move in to the building.

The 4th floor has been fully refurbished to provide bright, inspiring part fitted blank canvas workspace that offers a high quality environment for modern working.



Considered
& characterful.

ACCOMMODATION

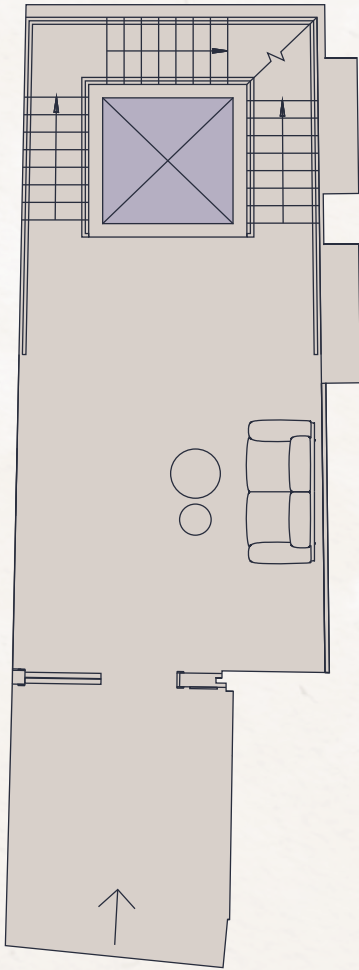
FLOOR	CONDITION	SQ FT	SQ M
4th	Part Fitted	1,687	157
3rd	Fully Fitted	1,663	154
2nd	Fully Fitted	1,663	154
1st	Fully Fitted	1,616	150
Ground	(Reception)	302	28
TOTAL		6,931	643



Floorplans not to scale. For indicative purposes only.

Ground Floor

302 Sq Ft / 28 Sq M



SHELTON STREET

First Floor

1,616 Sq Ft / 150 Sq M



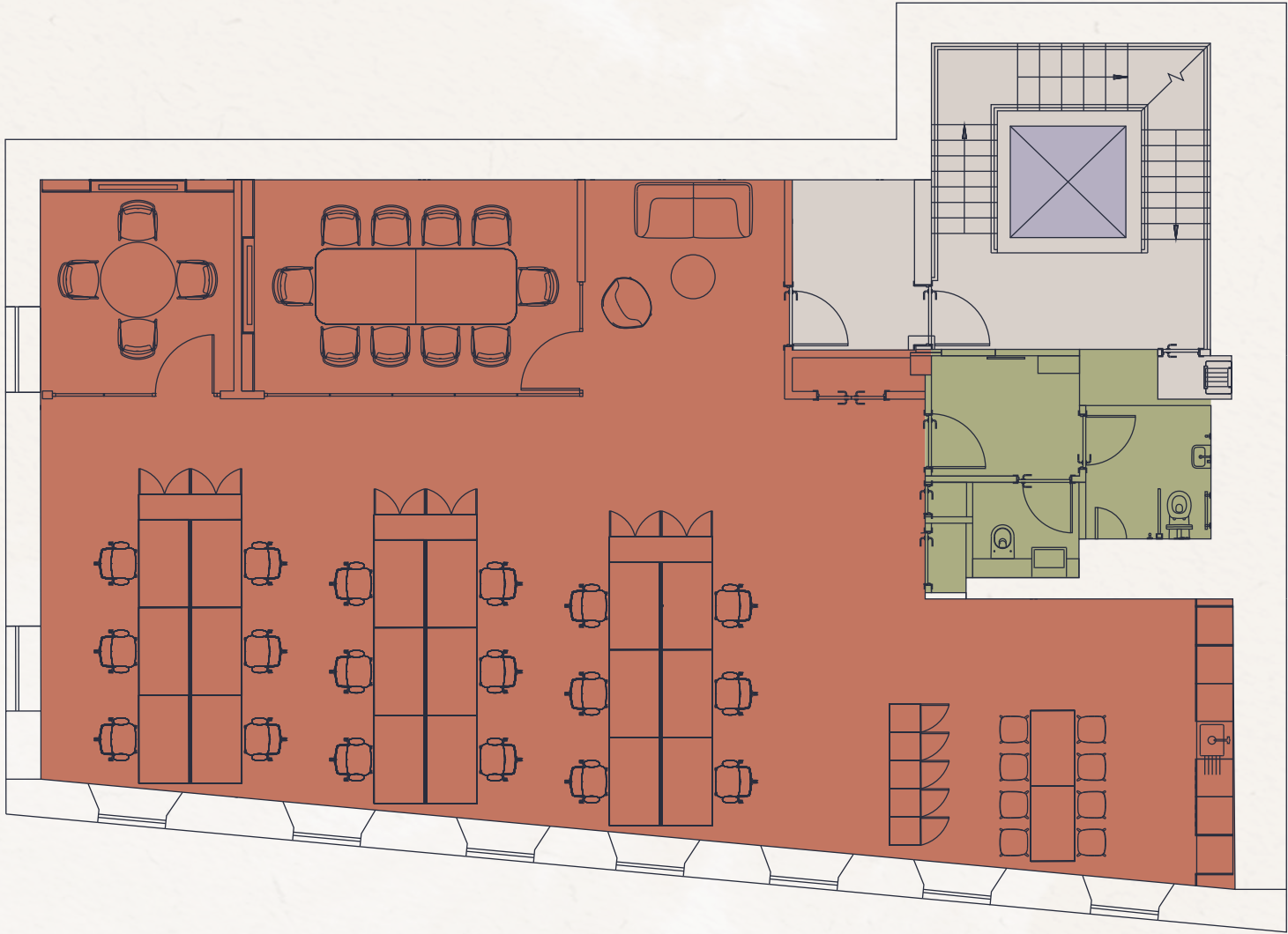
SHELTON STREET

- Office
- WCs
- Lift
- Core

Workstations	18	4 person meeting room	1
Reception area	1	8 person boardroom	1
Kitchen / breakout area	1		

Second Floor

1,663 Sq Ft / 154 Sq M



SHELTON STREET

Workstations	18	4 person meeting room	1
Reception area	1	10 person boardroom	1
Kitchen / breakout area	1		

Third Floor

1,663 Sq Ft / 154 Sq M

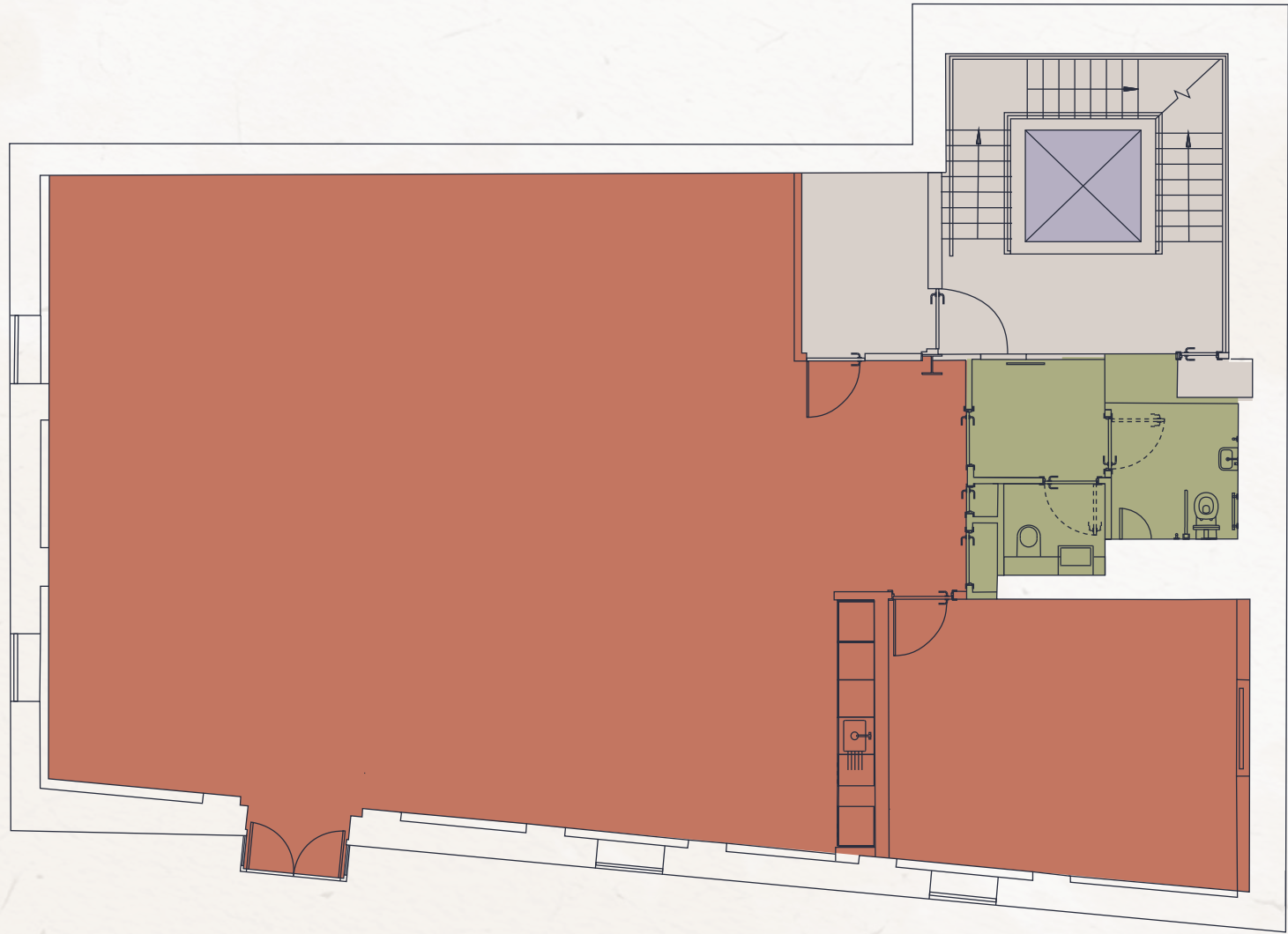


SHELTON STREET

Workstations	18	4 person meeting room	1
Reception area	1	10 person boardroom	1
Kitchen / breakout area	1		

Fourth Floor

1,687 Sq Ft / 157 Sq M



SHELTON STREET



Floorplans not to scale. For indicative purposes only.

Life in



colour

LOCATION

Elevate your work-life.



COVENT GARDEN

Covent Garden oozes style, culture, and energy. The iconic Piazza is the home of street performances, cafés, and al fresco dining, while the surrounding streets are home to a mix of high-end boutiques, flagship stores, and vibrant market stalls.



SEVEN DIALS

Seven Dials is a lively junction where seven historic streets converge, lined with independent boutiques, cafés and restaurants.

Seven Dials Market offers a vibrant mix of street food in a social environment, making it a hub of energy and inspiration just steps away from your desk.



THE YARDS

The Yards are an urban oasis stretching from St Martin's Courtyard through Mercer Walk.

This collection of courtyards offer a curated mix of acclaimed dining spots, such as Brother Marcus, Dishoom, Hawksmoor, plus the upcoming Guinness Open Gate Brewery.

CONNECTIVITY

Unrivalled connections.

22 Shelton Street is just a minute's walk from Covent Garden Underground, with Tottenham Court Road Station offering Elizabeth Line connections and Charing Cross Station providing National Rail services – both just a short stroll away.



STATION WALK TIMES



BARS & CAFÉS

1. The Escapologist
2. Blame Gloria
3. The Porterhouse
4. Punch & Judy
5. The Lamb & Flag
6. Notes
7. Arabica
8. Grind
9. Blank Street Coffee
10. Monmouth

RESTAURANTS

1. Hawksmoor
2. Blacklock
3. Ivy Market Grill
4. Cora Pearl
5. Balthazar
6. Flat Iron
7. Dishoom
8. Brother Marcus
9. Temper
10. EL&N Deli & Bakery

HOTELS

1. Haymarket Hotel
2. One Aldwych
3. Covent Garden Hotel
4. St Martins Lane
5. The Savoy

Get in touch

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