



SAVOY  
COURT  
COVENT GARDEN WC2

Located at the vibrant heart of the capital, next to the buzz of Covent Garden, you'll find a creative and contemporary office space with the quality, the style, the flexibility and the character to suit a business as individual as yours.

Say hello to 7 Savoy Court...

**3,425 SQ FT  
NEW FULLY FITTED &  
FURNISHED FLOOR**

*and*

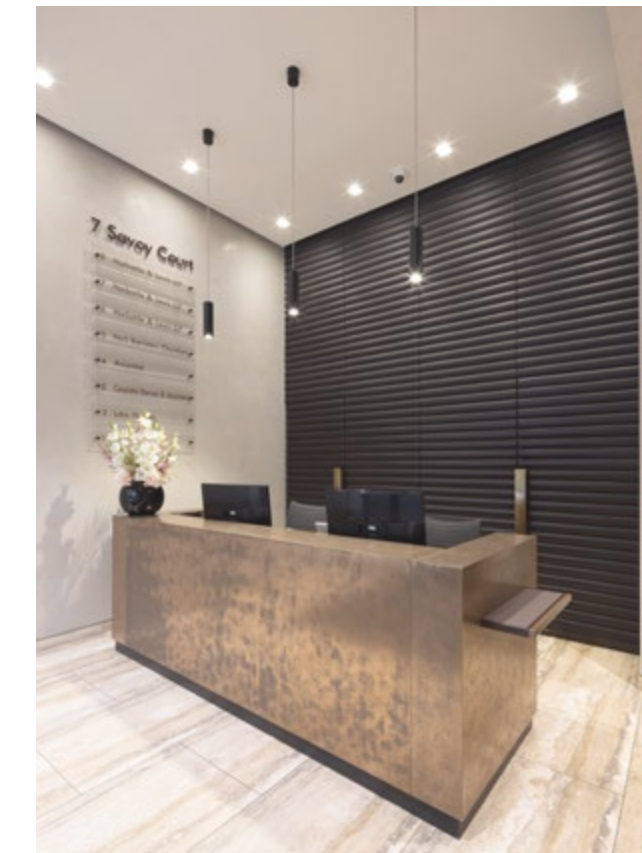
**8,223 SQ FT REFURBISHED  
CAT A FLOOR**

**AVAILABLE NOW**

7SAVOY.CO.UK



*for*  
**THOSE**  
*who...*



FOR THOSE WHO...

*recognise*  
**QUALITY**  
*when they see it*





FOR THOSE WHO...

# *delight in the* **DETAILS**

The office floors have been comprehensively refurbished to create bright and characterful Grade A office space with the choice and flexibility to suit a wide range of occupiers.

The second floor is now beautifully fitted out, ready for immediate occupation.

The fourth floor is available as a CAT A space for the tenant's own fit out.

- New LED lighting
- New VRF air conditioning
- New WCs (demised)
- New showers on every floor
- Occupational density of 1:10 sq m
- New fully accessible raised floor with 150mm void
- Exposed services and exposed steel columns
- 3 x passenger lifts
- Commissionaire
- 24 hour access and security
- Secure cycle storage
- 2.85m floor to ceiling height from FLL to underside of soffit





FOR THOSE WHO...

*demand* **FIRST**  
**CLASS** *flexibility*

## SECOND FLOOR

3,425 sq ft bright, beautifully fitted and furnished office space with a dynamic range of meeting rooms, breakout spaces and amenities on the second floor.









# SECOND FLOOR

3,425 sq ft / 318 sq m

## HIGH DENSITY PLAN

Open plan desks 24

Additional hot desks 8

Density Ratio 1:10 sq m

- 2 x 8 person meeting rooms
- 2 x breakout/hot desk space
- 5 booth/circulation areas
- 1 large open plan meeting area
- 1 kitchenette
- 3 phone booths
- 10 lockers



FOR THOSE WHO...

*seek* **INSPIRATION**

**FOURTH  
FLOOR**

8,223 sq ft fourth floor office space  
available in CAT A condition

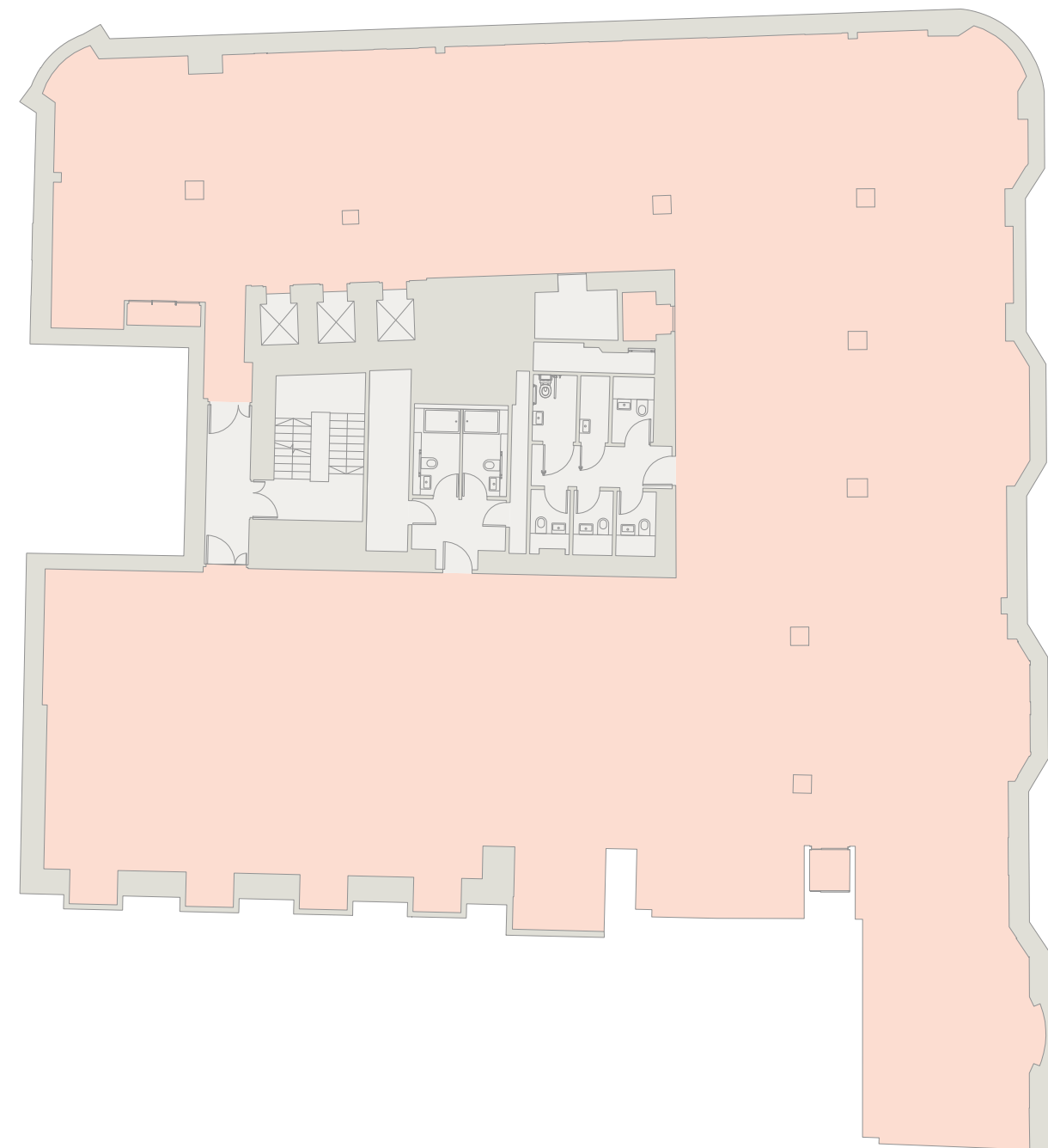




*Floor Plan of Delivered Condition*

**FOURTH FLOOR**

SAVOY COURT

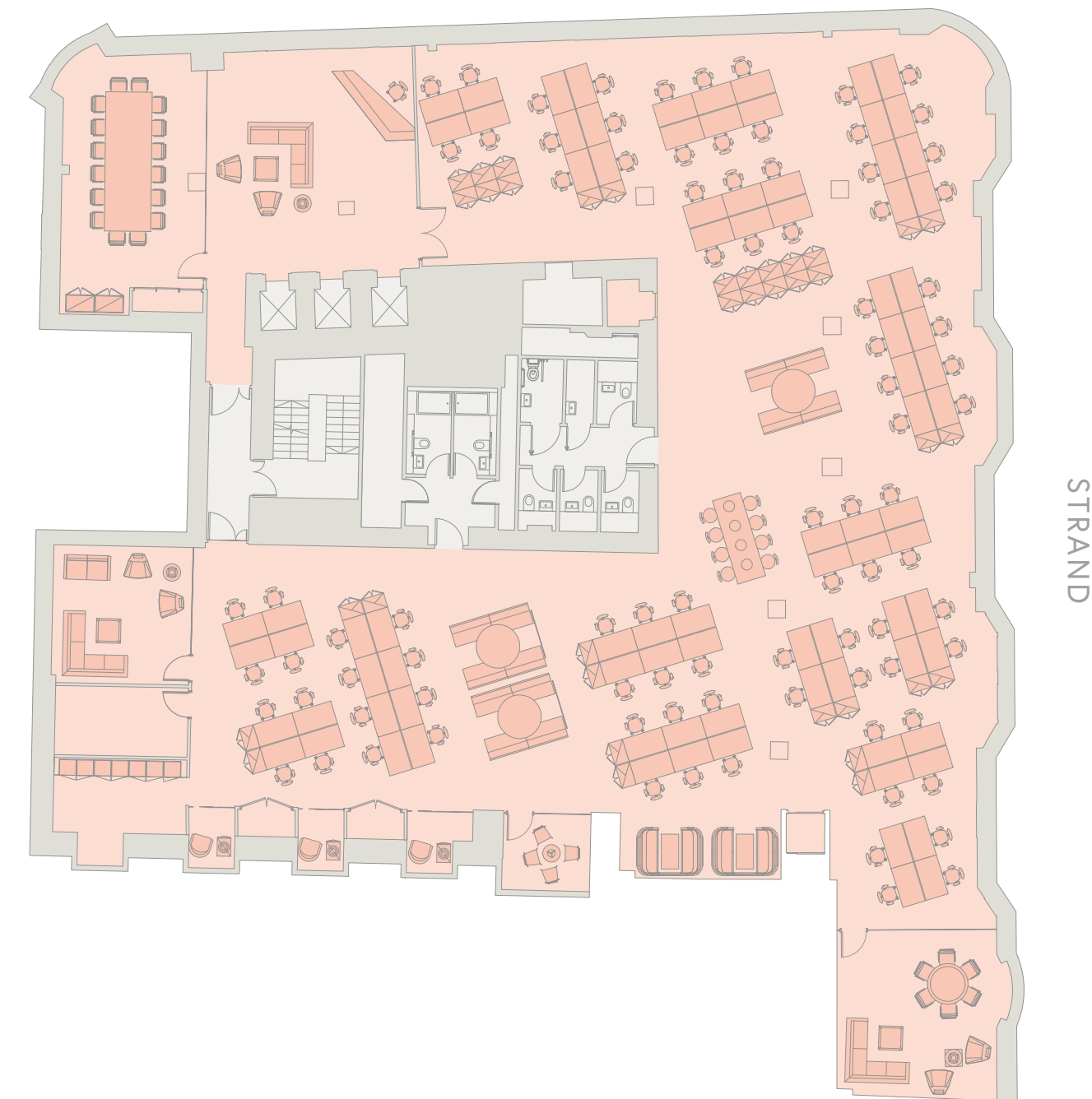


8,223 sq ft / 764 sq m

*Indicative Space Plan*

**FOURTH FLOOR**

SAVOY COURT



**HIGH DENSITY PLAN**

Open plan desks 88

Density Ratio 1:10 sq m

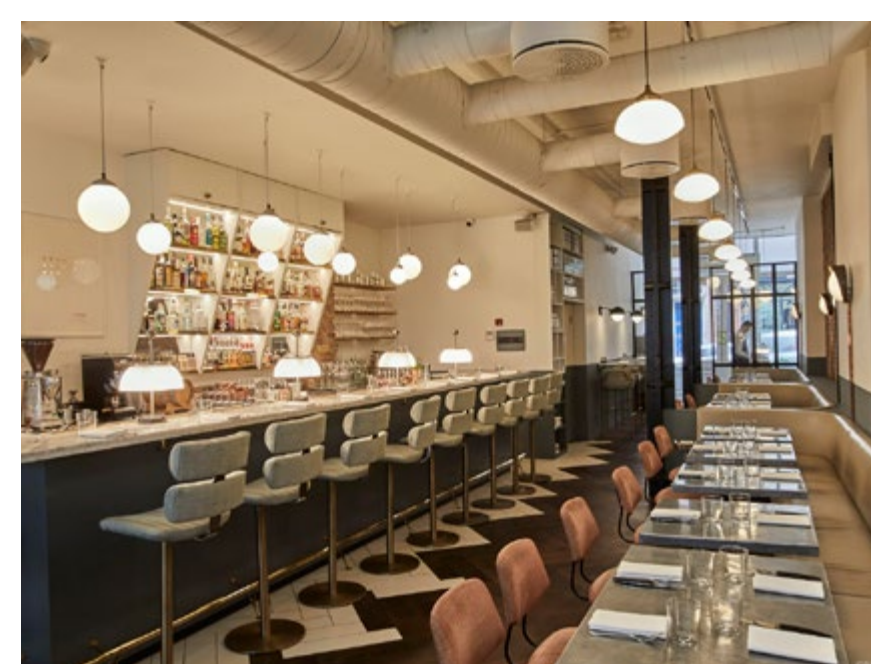
- 16 person board room
- 8 person hot desking bench
- 4 person meeting room
- 2 large informal meeting rooms
- 5 meeting booths
- 3 phone booths



▲ Drury Lane; Cora Pearl; Frenchie Restaurant

FOR THOSE WHO...  
*crave the* **LIFE**  
**AND SOUL**

**COVENT GARDEN ON YOUR DOORSTEP**  
A world-class destination for shopping, dining, bars and entertainment, 7 Savoy Court sits at the heart of one of London's most vibrant neighbourhoods.



*Just 120 steps from*  
**MAIDEN**  
**LANE**

Over 160 shops  
FOR THE BIG  
TIME SHOPPERS



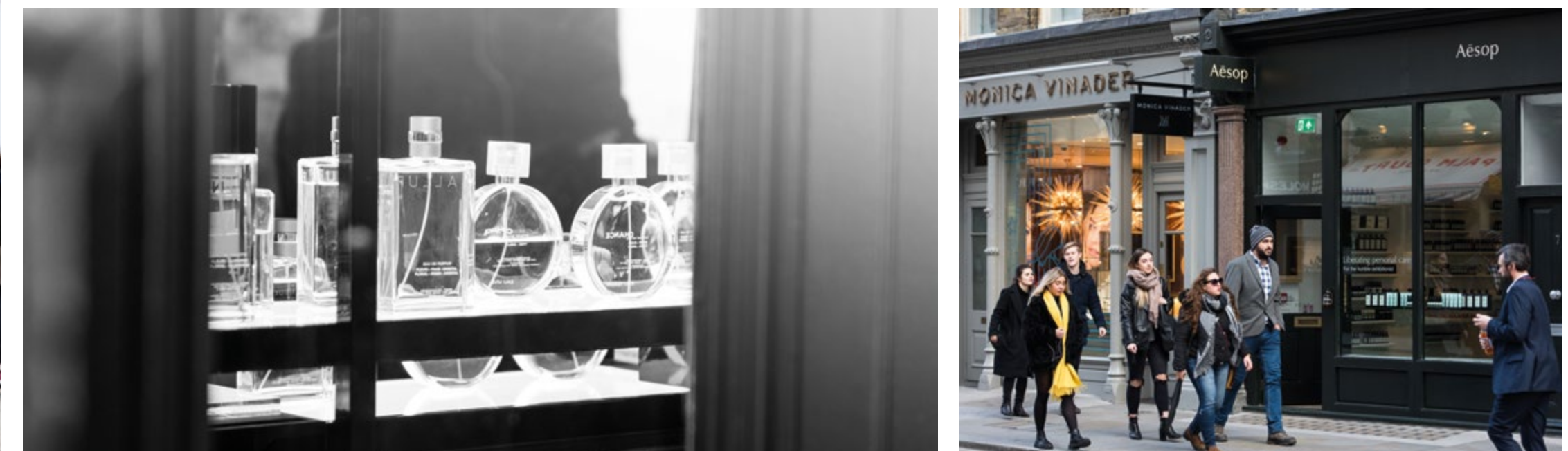
FOR THOSE WHO...

*appreciate a*  
**BETTER  
BALANCE**

- Style in abundance; from the high street's top names to the best independent boutiques
- Work out or wind down; a wide choice of gyms and yoga studios
- Culture a short stroll away; world famous arts institutions
- Entertainment for all; the West End's diverse theatre and varied night life
- Room to breathe; outdoor spaces close by



▲ Dior Beauty Boutique; Victoria Embankment Gardens; King St; Chanel





FOR THOSE WHO...

*like their*

**QUALITY** *to have*  
**CHARACTER**

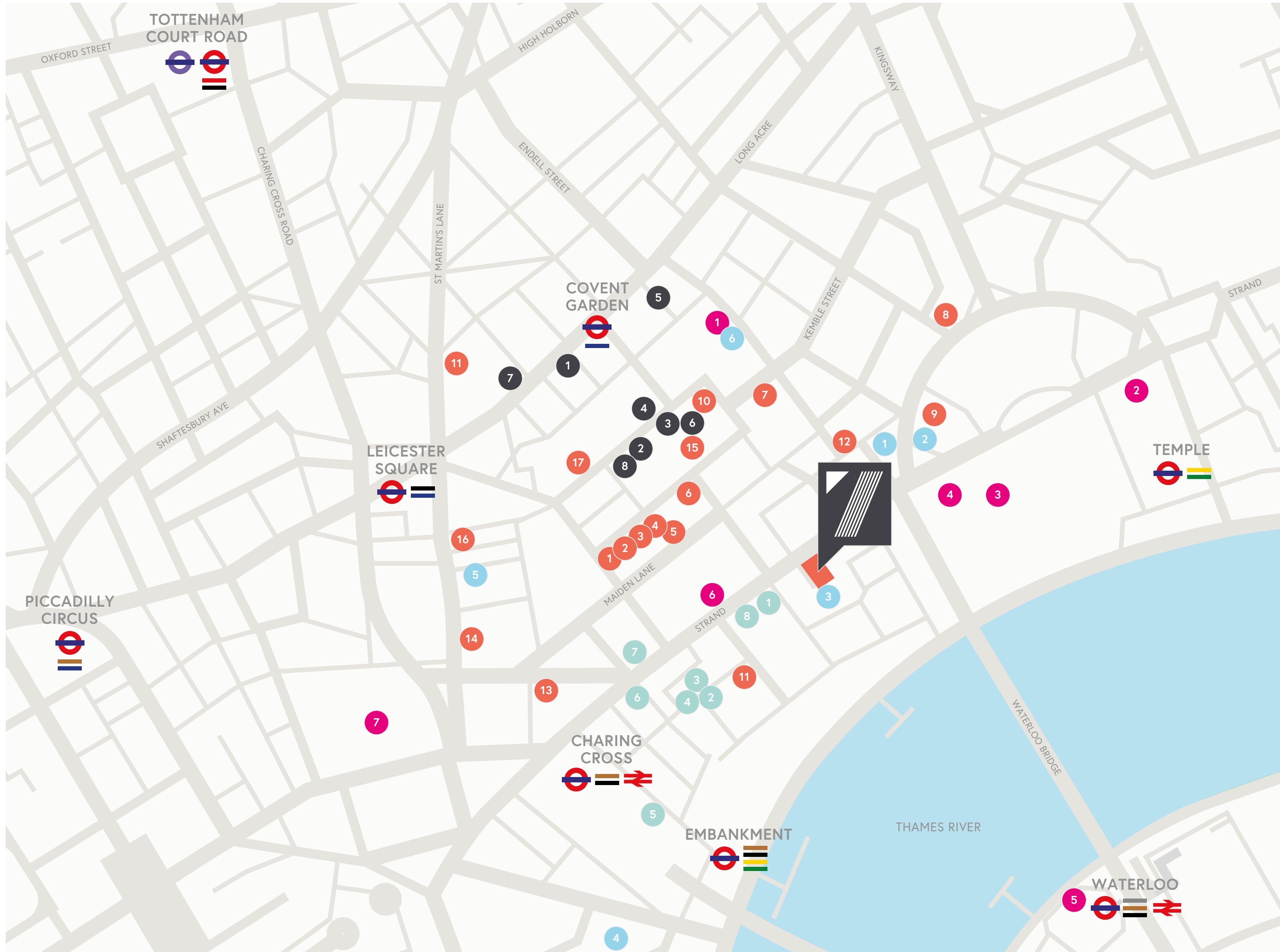


**FINE DINING IN ALL ITS FORMS**

A wealth of choice for breakfast, lunch and dinner to suit any mood. From Rules to Henrietta's, J Sheekey to The Barbary, London's most established restaurants sit alongside a diverse array of independent eateries and bars.



▲  
Frenchie; Rules; Balthazar;  
Sticks n Sushi



### ON THE MAP

Surrounded by excellent amenities and transport options, this is a hugely convenient and enjoyable location for work and play.

#### RESTAURANTS / BARS

- 1 Flat Iron
- 2 Henrietta
- 3 Frenchie
- 4 Sticks 'n' Sushi
- 5 Rules
- 6 Ivy Market Grill
- 7 Balthazar
- 8 The Delaunay
- 9 Radio Rooftop
- 10 SUSHISAMBA
- 11 Dishoom
- 12 Christopher's
- 13 Barrafina
- 14 Fumo
- 15 Cache Cache
- 16 Mr Fogg's Tavern
- 17 Clos Maggiore

#### HOTELS

- 1 One Aldwych
- 2 ME London
- 3 The Savoy
- 4 Corinthia
- 5 St Martins Lane
- 6 The NoMad Hotel

#### CULTURE

- 1 Royal Opera House
- 2 180 The Strand
- 3 Somerset House
- 4 Courtauld Gallery
- 5 South Bank Centre
- 6 Adelphi Theatre
- 7 National Gallery / National Portrait Gallery

#### RETAIL

- 1 Reiss
- 2 Chanel
- 3 Dior
- 4 Apple
- 5 All Saints
- 6 Mulberry
- 7 Lululemon
- 8 Polo Ralph Lauren

#### OCCUPIERS

- 1 Pearson
- 2 Spotify
- 3 Conde Nast
- 4 The Economist
- 5 PWC
- 6 Bain & Co
- 7 Coutts
- 8 Michael Page  
Sharkmob  
Darktrace

FOR THOSE WHO...

*like their stations*

# SUPER SNAPPY

# 7 STATIONS WITHIN A 15 MINUTE WALK

**CHARING CROSS**  
*National Rail,  
Northern & Bakerloo*

4 MINUTES   
2 MINUTES 



**EMBANKMENT**  
*District, Circle,  
Northern & Bakerloo*

5 MINUTES   
4 MINUTES 



**COVENT GARDEN**  
*Piccadilly*

5 MINUTES   
3 MINUTES 



**TEMPLE**  
*District & Circle*

8 MINUTES   
4 MINUTES 



**TOTTENHAM  
COURT ROAD**  
*Elizabeth & Central*

11 MINUTES   
5 MINUTES 



**HOLBORN**  
*Piccadilly & Central*

13 MINUTES   
4 MINUTES 



**WATERLOO**  
*National Rail, Jubilee,  
Northern & Bakerloo*

15 MINUTES   
5 MINUTES 





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