

44  
MAIDEN  
LANE

COVENT  
GARDEN  
OFFICE

# W E L L C O M M E

Welcome to Covent Garden Offices from Shaftesbury Capital – a collection of versatile bespoke offices in an unbeatable central London location. Known all over the world for its iconic Royal Opera House and Piazza, world-class shops and restaurants, open spaces and charming cobbled pedestrianised streets, 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.

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





**FLOOR AREAS**

	<b>SQ FT</b>	<b>SQ M</b>	<b>AVAILABILITY</b>
Fourth	649	60	LET
Third	752	70	LET
Second	746	69	LET
First	707	66	AVAILABLE FULLY FITTED
<b>Total area</b>	<b>2,854</b>	<b>265</b>	



**CENTRAL LOCATION**



**CATEGORY A+  
(FULLY FITTED)**



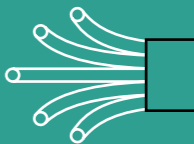
**PART OF WORLD  
RENOWNED ESTATE**



**AIR QUALITY**



**BE PART OF THE  
COMMUNITY**



**FIBRE READY**



**24-HOUR SECURITY  
AND CLEANING**



**PRIVATE 24-HOUR  
CONCIERGE SERVICE**



**LIFT ACCESS**



**COMMUNAL MEETING  
ROOMS AVAILABLE ON  
THE ESTATE**



Indicative CGI.

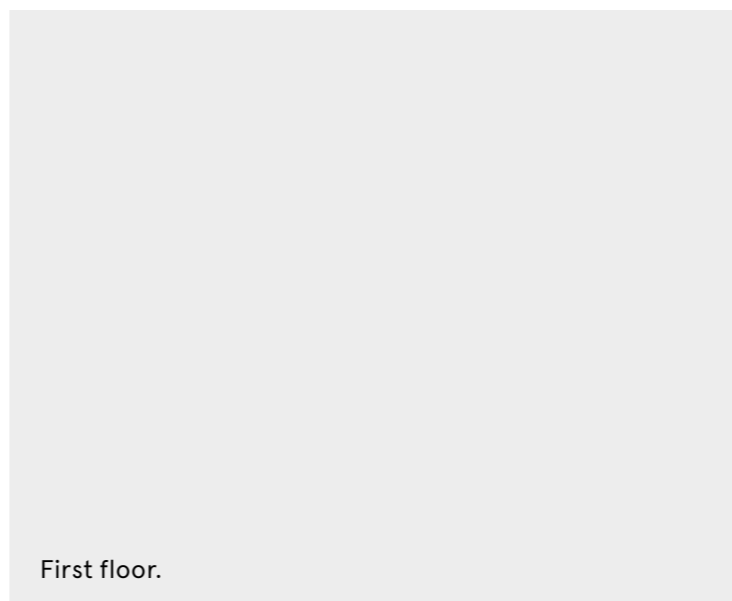


#### PLUG AND PLAY

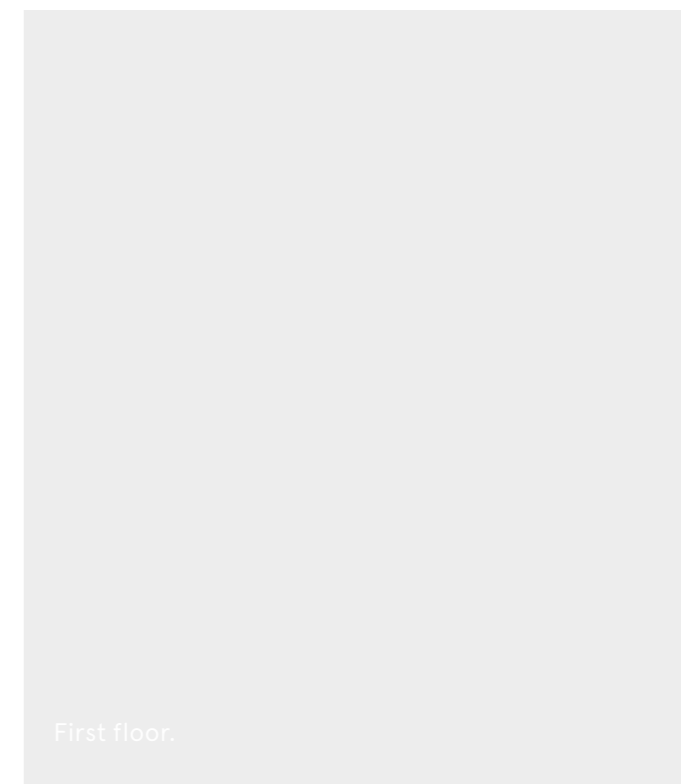
Our fitted CAT A+ solution allows your company to easily move in to the space. Without any worry about furnishings and IT set up, all you need to bring is your staff and laptops to enjoy stylish furniture and optimised workstations. The property provides a true high quality plug and play opportunity that will support your business as well as access to estate amenities which include communal meeting rooms, lift access and 24-hour estate security.



44  
MAIDEN  
LANE



First floor.



First floor.

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

- Ultrafast fibre optic broadband from G.Network
- Openable windows
- Eight person passenger lift
- WC with high quality finishes
- Fully data cabled
- Suspended LED lighting
- Operating density is 1/8m<sup>2</sup>

- High standard of estate management and upkeep from Shaftesbury Capital
- Air that's 25% cleaner than in Soho or Mayfair
- 24-hour estate-wide security and cleaning services
- Access to Shaftesbury Capital's exclusive lifestyle 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 Net Zero Carbon by 2030
- 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
- Estate wide access to meeting room facilities





**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
- ⊖ Elizabeth line
- ≠ National Rail
- ✈ 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
- Elizabeth line

⊖ ✈ ≠  
**HEATHROW AIRPORT**  
 51 minutes via tube

⊖  
**LEICESTER SQUARE**  
 8 minutes walk

⊖ ≠  
**CHARING CROSS**  
 4 minutes walk

⊖ ≠  
**EMBANKMENT**  
 7 minutes walk

⊖ ≠  
**WATERLOO**  
 17 minutes walk

⊖ ≠  
**TEMPLE**  
 10 minutes walk

⊖ ✈ ≠  
**LONDON CITY AIRPORT**  
 42 minutes via tube

⊖  
**TOTTENHAM COURT ROAD**  
 13 minutes walk

⊖  
**KING'S CROSS**  
 4 minutes via tube

⊖  
**HOLBORN**  
 11 minutes walk

⊖  
**COVENT GARDEN**  
 4 minutes walk



**44 MAIDEN LANE**

⚓  
**THAMES CLIPPER**  
 7 minutes walk

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A

# WORK & PLAY

- 44 MAIDEN LANE
- RETAIL
- OFFICES
- FOOD & BEVERAGE
- PEDESTRIANISED ZONE
- 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 A.P.C.
- 02 APPLE
- 03 BUCHERER
- 04 CHANEL
- 05 CHARLOTTE TILBURY
- 06 DIOR
- 07 GANNI
- 08 GLOSSIER
- 09 JO MALONE
- 10 KICK GAME
- 11 MULBERRY
- 12 NARS
- 13 PAUL SMITH
- 14 POLO RALPH LAUREN
- 15 REFORMATION
- 16 TAG HEUER
- 17 TIFFANY & CO
- 18 TOM FORD
- 19 TUDOR

### FITNESS

- 22 GYMBOX
- 23 JUBILEE HALL GYM
- 24 NUFFIELD HEALTH
- 25 PELOTON

### DINING

- 26 ABUELO
- 27 AUBAINE
- 28 AVE MARIO
- 29 AVOBAR
- 30 BALTHAZAR
- 31 BUNS & BUNS
- 32 BYRON BURGERS
- 33 CORA PEARL
- 34 COVENT GARDEN GRIND
- 35 DIN TAI FUNG
- 36 FLAT IRON
- 37 FLORAL BY LIMA
- 38 FRANCO MANCA
- 39 FRENCHIE
- 40 LA GOCCIA
- 41 STARBUCKS
- 42 STICKS'N'SUSHI
- 43 SUSHISAMBA
- 44 THE IVY MARKET GRILL
- 45 THE OYSTERMEN
- 46 THE PETERSHAM
- 47 WATCHHOUSE COFFEE

### BANKS

- 20 HSBC
- 21 NATWEST



KEEP THE CYCLE GOING



WIMBLEDON SCREENING



REFORMATION

# COMMUNITY

FUN 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, The Gentlemen Baristas, The Petersham, Pivot, Tuttons and Busaba, and you can enjoy discounts at fashion stores including, A.P.C., GANNI, Kick Game and Lacoste.

## 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

## SHAFTESBURY CAPITAL 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 10,000 UK GROWN PLANTS ACROSS THE ESTATE**, creating beautiful displays and increasing biodiversity. James Street, Floral Street, Henrietta Street, King Street, Southampton Street and Maiden Lane **ARE PEDESTRIANISED** between the hours of 11am–7am. We're helping to make a difference by following sustainable design principles, implementing 'no idling' zones and monitoring air quality. We also 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 25% CLEANER THAN IN SOHO OR MAYFAIR\***. Fit in a lunchtime workout at one of the estate's many gyms, including Gymbox, Peloton, Jubilee Hall 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 had 23 microgrammes per m3 compared to Duke Street Mayfair (29) or Regent Street (32). Therefore taking an average of 30.5 – we are 25% cleaner on NO2 levels.

# D I - N I N G

AVE MARIO



THE OYSTERMEN



SUSHISAMBA



THE IVY  
MARKET GRILL



## 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**, or experience an idyllic day in Florence at the new **AVE MARIO** on Henrietta Street.

22  
23



PIAZZA APERORI



CHRISTMAS LIGHTS



# EVEN - NTS

KOCKTAIL



## YOU'RE INVITED

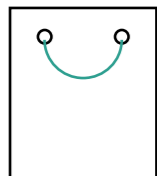
Always central to London for entertainment and culture, Covent Garden continually plays back to the cultural roots of the area with **ART INSTALLATIONS AND EVENTS**, including an **APEROL** takeover, Wimbledon screenings on the Piazza and pop up gardens. **CHRISTMAS AT COVENT GARDEN** is unmissable and ongoing consumer initiatives make the estate the ultimate Instagram-worthy destination, followed by hundreds of thousands across social media.



24  
25

# 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 latest fashion trends at **GANNI**.



POLO RALPH LAUREN

GANNI



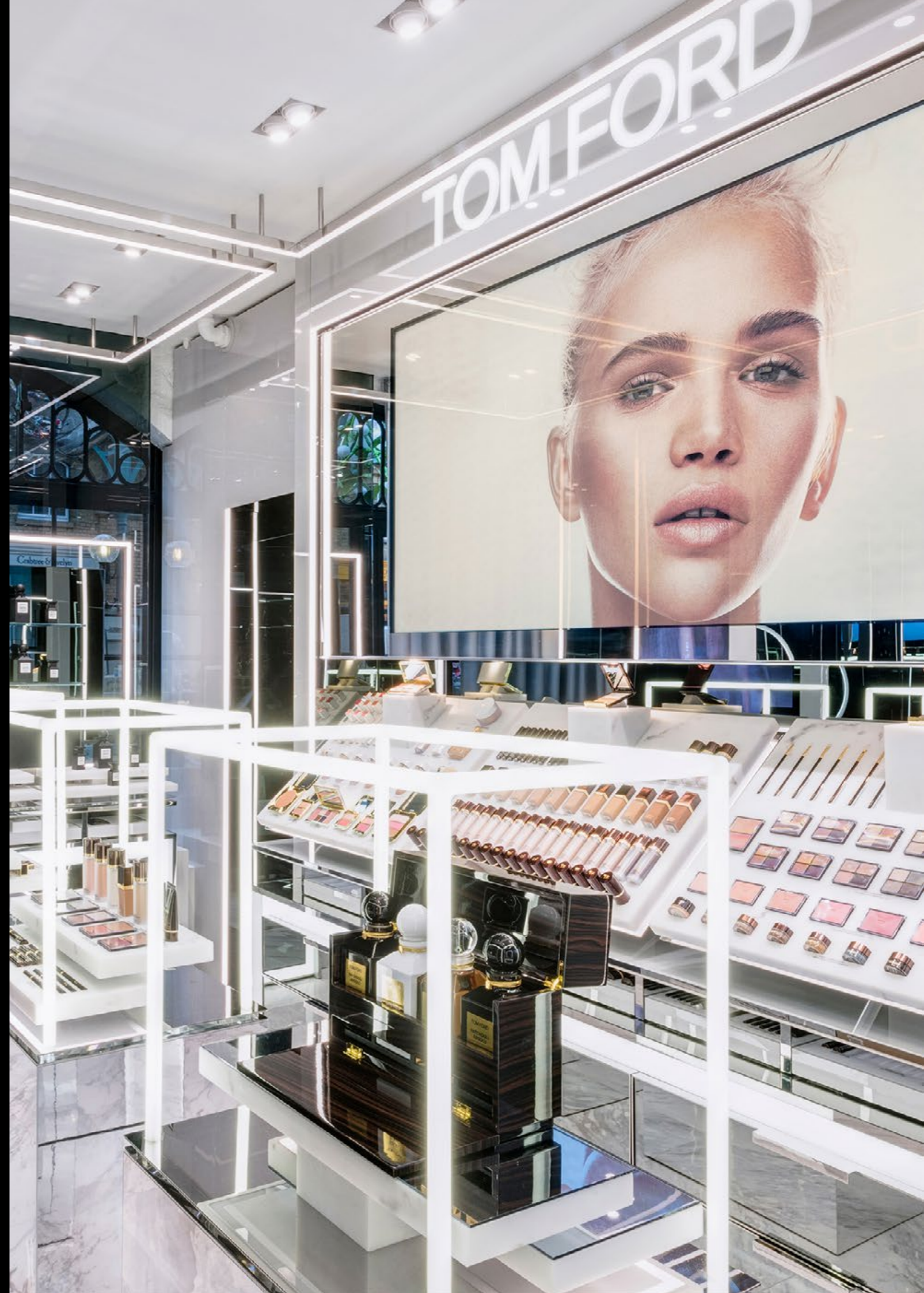
BUCHERER

GLOSSIER



TIFFANY & CO.

TOM FORD



# COVENT GARDEN OFFICE

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### DISCLAIMER

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