

# THE SAIL LOFT

81A ENDELL STREET

COVENT GARDEN

LONDON WC2H 9DX



 HanoverGreen

RIB

ROBERT IRVING BURNS

# THE SAIL LOFT

**TO LET**

UNIQUE CREATIVE OFFICE SPACE

3,293 SQ.FT

CLASS E BUILDING  
(SUITABLE FOR OFFICES, RETAIL, CLINICS, LEISURE ETC.)



GROUND FLOOR

# DESCRIPTION

The newly branded "Sail Loft" has recently been refurbished to an excellent standard. The building is awash with heritage having previously served as a Covent Garden Bakery. 81 Endell Street toward the front was famously the location of The Caravan Club, a gay and lesbian-friendly club in the 1930s.

This self-contained property is set back from Endell Street itself and accessed via a gated, newly cobbled pedestrianised walkway. This leads to a small private courtyard prior to entering the building. The property is arranged over a Basement, Ground, First, Second and Third floors. The refurbishment has sensitively retained industrial warehouse features throughout. There is spot lighting, newly sanded and varnished timber floors, sandblasted and exposed brick walls, comfort cooling and 4 WCs (including shower on the lower ground floor).

There is a staff kitchen situated on the lower ground floor in the former bakery vaults.



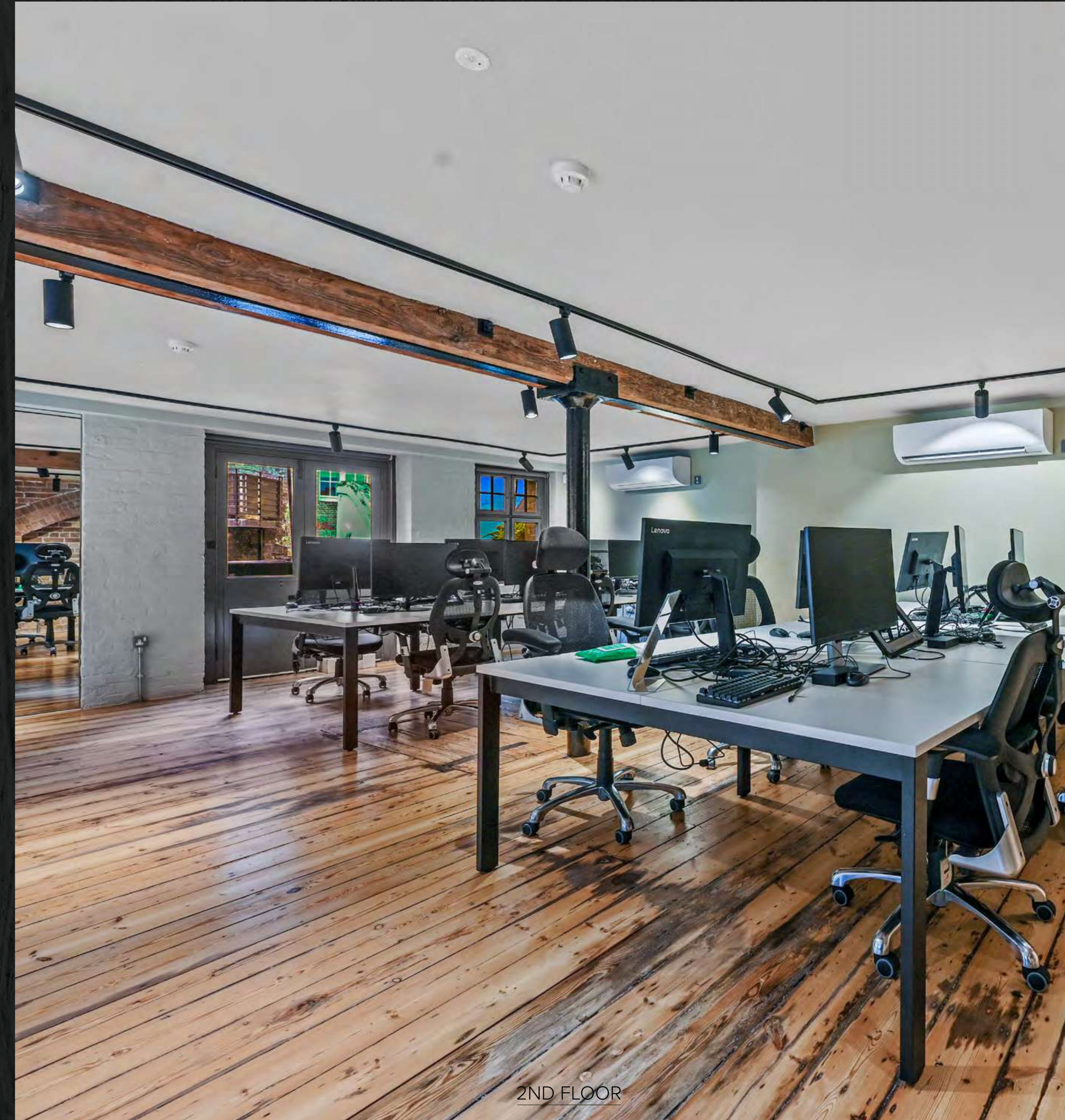
GROUND FLOOR



GROUND FLOOR



1ST FLOOR



2ND FLOOR



1ST FLOOR

# AMENITIES

Comfort Cooling

Refurbished Timber Flooring

Newly Refurbished Designer WCs

Multi-Use Hot Tap

Fully Fitted Kitchen

Spot Lighting

Great Natural Light

4 WCs & 1 Shower

Fibre Internet Connection

Self-Contained

Private Courtyard

CAT A+ Delivery

2 Private Meeting Rooms

1 Boardroom

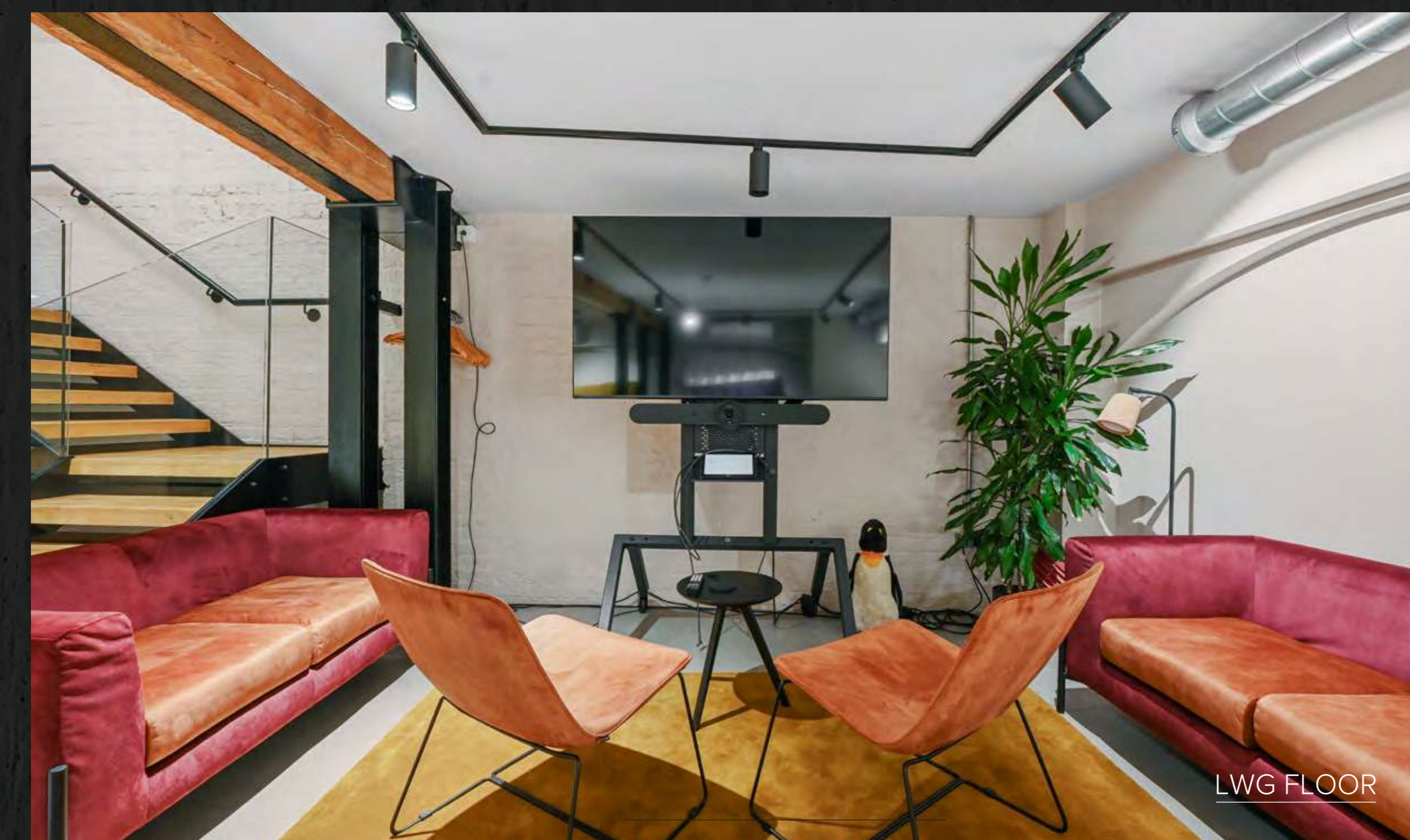
# DATA SPECIFICATIONS

Openreach installed a line to the building that accommodated connectivity of 1GBps. This agreement to be terminated on exit.

There are two Ubiquiti (Unifi) UAP AC Pro [Access Points] installed on two separate floors, which will remain in place.

There are network ports installed for ethernet connections on most floors to provide wired ethernet access.

The network cabling for all these ends on the ground floor, near the internal cupboard, which is also the point for the Openreach supplied line.





LOWER GROUND FLOOR



3RD FLOOR



1ST FLOOR



LG FLOOR SHOWER

# LOCATION

The property is located on the west side of Endell Street close to High Holborn and Princes Circus and is located within the London Borough of Camden. The surrounding area is renowned for its theatre, restaurant and leisure scene. The property benefits from excellent communications with Covent Garden, Tottenham Court Road and Holborn Underground Stations within close proximity.



COVENT GARDEN HOTEL



THE SHAFTESBURY THEATRE



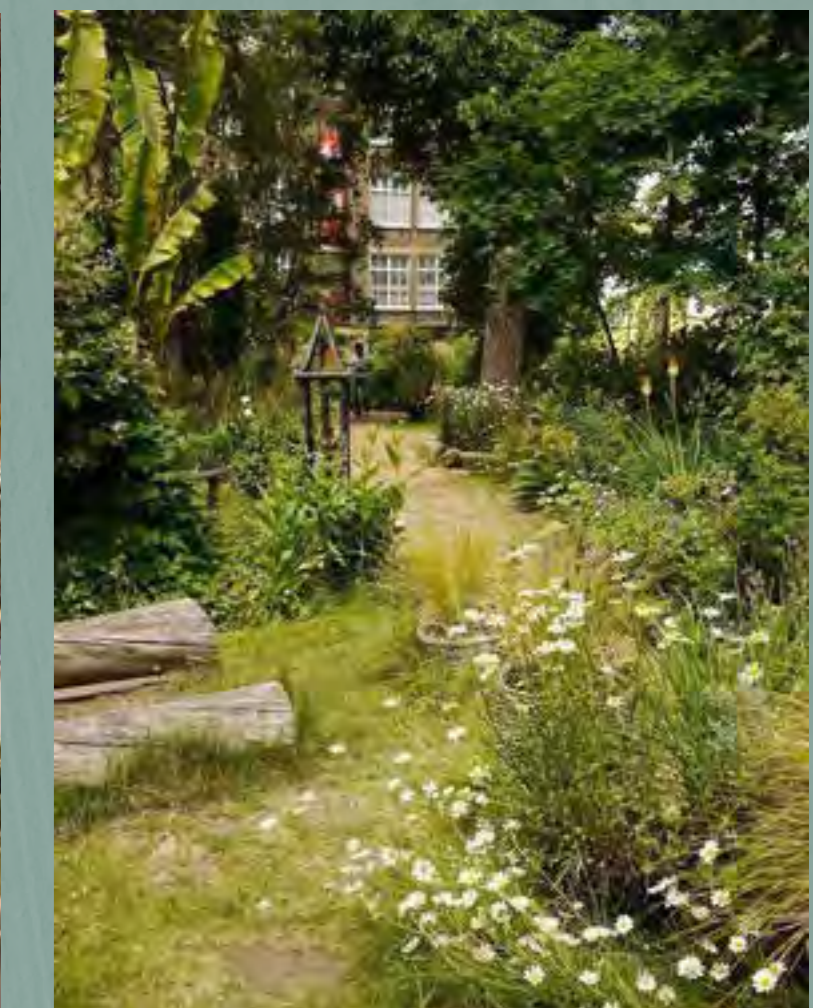
FLAT IRON



GIOTTO



MONMOUTH COFFEE COMPANY



THE PHOENIX GARDEN



## RETAILS & LEISURE

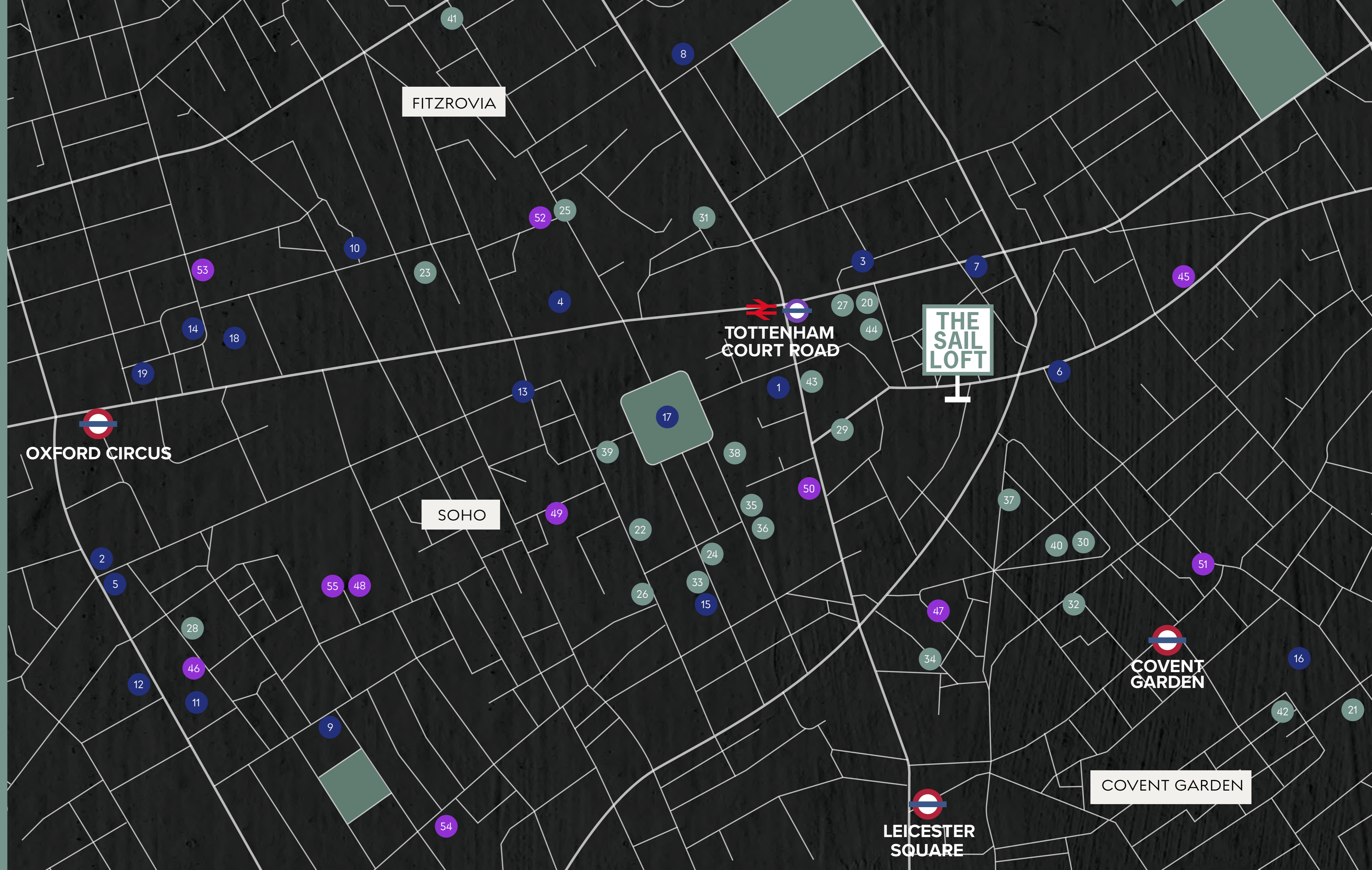
- 1 @SOHOPLACE THEATRE
- 2 ARKET
- 3 BLANK STREET COFFEE
- 4 BOOM BATTLE BAR
- 5 COS
- 6 THE CRAFT BEER CO.
- 7 FLIGHT CLUB
- 8 GAILS BAKERY
- 9 GANNI
- 10 KAFFEINE
- 11 LEVI'S
- 12 LULULEMON
- 13 MR FOGG'S GIN CLUB
- 14 REISS
- 15 RONNIE SCOTT'S
- 16 ROYAL OPERA HOUSE
- 17 SOHO SQUARE
- 18 UNIQLO
- 19 URBAN OUTFITTERS

- 20 ARCADE FOOD HALL
- 21 BALTHAZAR
- 22 BARRAFINA DEAN STREET
- 23 BERNERS TAVERN
- 24 CHOTTO MATTE
- 25 CIRCOLO POPOLARE
- 26 DEAN STREET TOWNHOUSE
- 27 DIN TAI FUNG

- 28 DISHOOM
- 29 FLAT IRON
- 30 FLESH & BUNS
- 31 HAKKASAN
- 32 HAWKSMOOR
- 33 HOPPERS
- 34 THE IVY
- 35 KAPARA
- 36 MILK BEACH
- 37 MONMOUTH COFFEE COMPANY
- 38 NOBLE ROT
- 39 PIZZA PILGRIMS
- 40 SEVEN DIALS MARKET
- 41 SIX BY NICO
- 42 SUSHI SAMBA
- 43 TATTU LONDON
- 44 VAPIANO

## WELLNESS & GYMS

- 45 1REBEL HOLBORN
- 46 BARRY'S SOHO
- 47 DIGME FITNESS COVENT GARDEN
- 48 F45 TRAINING
- 49 FITNESS LAB
- 50 JOOLS NEWSOME PERFORMANCE
- 51 NUFFIELD GYM
- 52 RATHBONE BOXING CLUB
- 53 ROWBOTS FITZROVIA
- 54 THIRD SPACE SOHO
- 55 TOPNOTCH GYMS SOHO

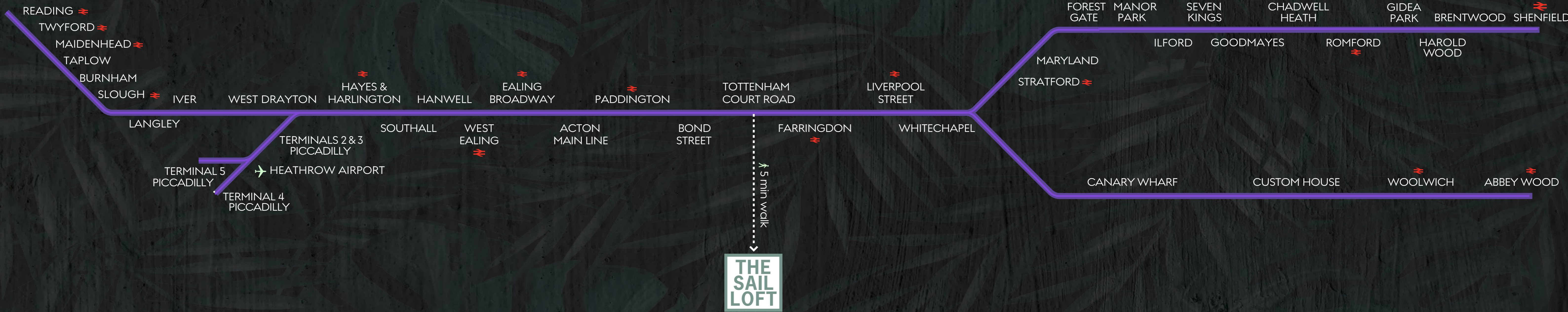


# CONNECTIVITY

 TOTTENHAM COURT ROAD	1 MIN
 OXFORD CIRCUS	3 MIN
 BOND STREET	4 MIN
 FARRINGDON	4 MIN
 PICCADILLY CIRCUS	7 MIN
 COVENT GARDEN	8 MIN
 BANK	9 MIN
 GREEN PARK	9 MIN
 EUSTON	9 MIN
 LIVERPOOL STREET	9 MIN
 PADDINGTON	9 MIN
 WATERLOO	10 MIN
 CANARY WHARF	10 MIN
 KING'S CROSS ST. PANCRAS	13 MIN
 VICTORIA	15 MIN
 STRATFORD	17 MIN
 LONDON BRIDGE	18 MIN
 HEATHROW AIRPORT	30 MIN
 LONDON CITY AIRPORT	33 MIN



# ELIZABETH LINE



# FLOOR PLANS

NOT TO SCALE. MEASURABLE SURVEY AVAILABLE ON REQUEST.



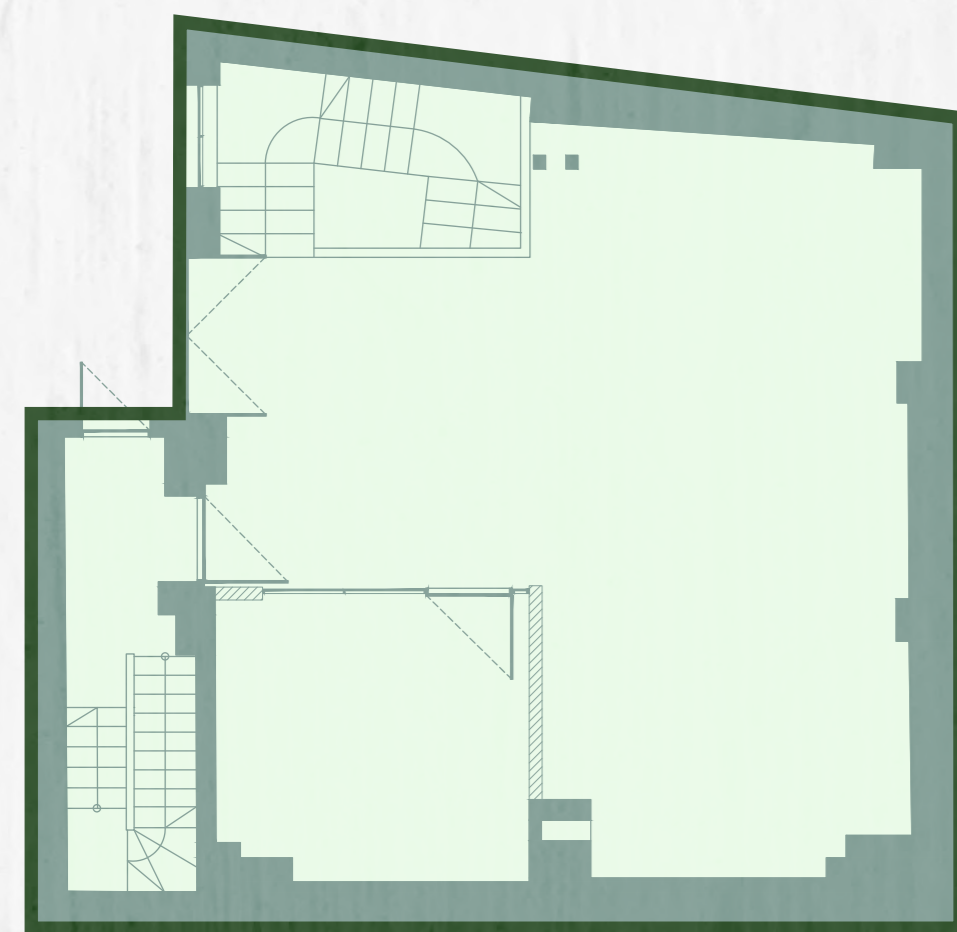
LOWER GROUND 716 SQ.FT



FIRST 659 SQ.FT



THIRD 662 SQ.FT






GROUND 600 SQ.FT



SECOND 657 SQ.FT

## OPTIONS TO BE LET TOGETHER

-  FROM 1ST TO 3RD FLOOR
-  GROUND & LOWER GROUND FLOORS
-  WHOLE BUILDING

# LEASE OPTIONS

## GROUND & LW GROUND **1,316 SQ.FT**

QUOTING RENT (P.A.) EXCL. £92,120

ESTIMATED RATES PAYABLE (P.A.) £26,833

SERVICE CHARGE (P.A.) TBC

**ESTIMATED OCCUPANCY COST (P.A.) £118,953**

## FIRST - THIRD FLOORS **1,978 SQ.FT**

QUOTING RENT (P.A.) EXCL. £138,460

ESTIMATED RATES PAYABLE (P.A.) £40,331

SERVICE CHARGE (P.A.) TBC

**ESTIMATED OCCUPANCY COST (P.A.) £178,791**

## WHOLE BUILDING **3,293 SQ.FT**

QUOTING RENT (P.A.) EXCL. £230,510

ESTIMATED RATES PAYABLE (P.A.) £67,158

SERVICE CHARGE (P.A.) TBC

**ESTIMATED OCCUPANCY COST (P. A.) £297,668**

## LEASE

A New Effective Full Repairing and Insuring lease contracted outside the Landlord and Tenant Act 1954 are available direct from the landlord for a term to be agreed.

## POSSESSION

Upon completion of legal formalities.

## LEGAL COSTS

Each party is to be responsible for their own legal costs.

## EPC

This property has an EPC Rating D – 78.

## VAT

The property is elected for VAT.

## FLOOR PLANS

Scaled floor plans are available on request.

## VIEWINGS

Strictly through Robert Irving Burns.



AML: IN LINE WITH THE REGULATORY ANTI-MONEY LAUNDERING REQUIREMENTS TENANTS AND ANY BENEFICIAL OWNERS WITH MORE THAN 25% VESTED INTEREST WILL BE ASKED TO PROVIDE ID DOCUMENTS AND PROOF OF ADDRESS. FURTHER TO THIS EVIDENCE OF PROOF/ SOURCE OF FUNDS, SHOWING HOW THE TRANSACTION IS GOING TO BE FUNDED MAY BE REQUIRED. MISREPRESENTATION ACT 1967. THESE PARTICULARS ARE INTENDED ONLY TO GIVE A FAIR DESCRIPTION OF THE PROPERTY AND DO NOT FORM THE BASIS OF A CONTRACT OR ANY PART THEREOF. THESE DESCRIPTIONS AND ALL OTHER INFORMATION ARE BELIEVED TO BE CORRECT BUT THEIR ACCURACY IS IN NO WAY GUARANTEED. NOVEMBER 2024.

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# RIB

ROBERT IRVING BURNS

The logo for HanoverGreen, featuring a stylized 'H' icon to the left of the company name 'HanoverGreen' in a bold, sans-serif font.