



6 AGAR ST.
COVENT GARDEN

7,333 – 20,118 SQ FT OFFICES WITH PRIVATE TERRACES

ELEGANCE



STANDARD

REMODELLED FOR EXCELLENCE.

Take your place in Covent Garden.
New carefully crafted workspace
at 6 Agar Street.

The reception has been comprehensively refurbished,
with an inviting lounge area for an elevated welcome.

The available space comprises level two of 12,785 sq ft
and level five of 7,333 sq ft. Level two features a new
premium fit-out, ready for occupation. Level five is
delivered in a Cat A condition with the option to fit-out.



AN ALL-NEW ARRIVAL.





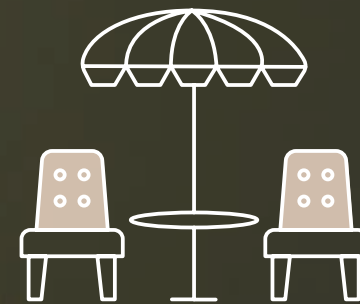
SPECIFICATION



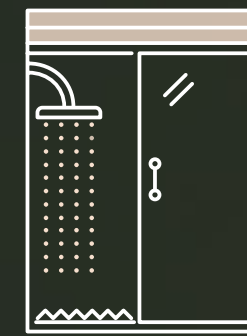
Newly refurbished
reception



Fully fitted &
Cat A floors



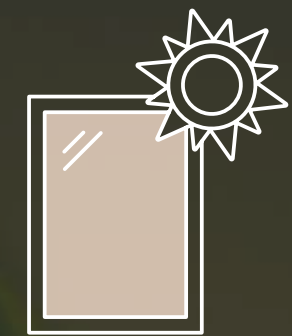
Private terraces
totalling 1,457 sq ft



6 x showers
and 50 x lockers



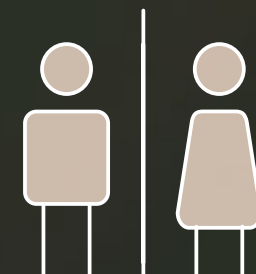
62
bicycle racks



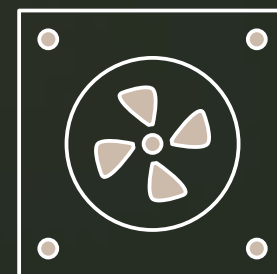
Superb natural light
via central atrium



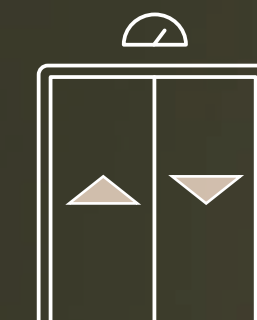
EPC B
rating



On floor
WCs



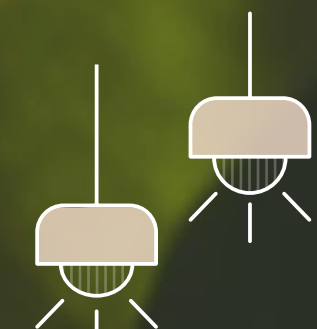
VRF air
conditioning



3 x passenger
lifts



Floor to ceiling
heights of 2.65m



New LED
lighting





LEVEL TWO

LEVEL TWO - FULLY FITTED.



Reception area

Fully fitted office built for success. High quality space to meet, work and collaborate.

The level two workspace has been thoughtfully designed to create a bright working environment – to maximise efficiency and support collaboration, with a large private terrace for tenants to relax and unwind.



Kitchen breakout area



LEVEL TWO

Level Two
12,785 sq ft / 1,188 sq m

Terrace: 790 sq ft / 73 sq m

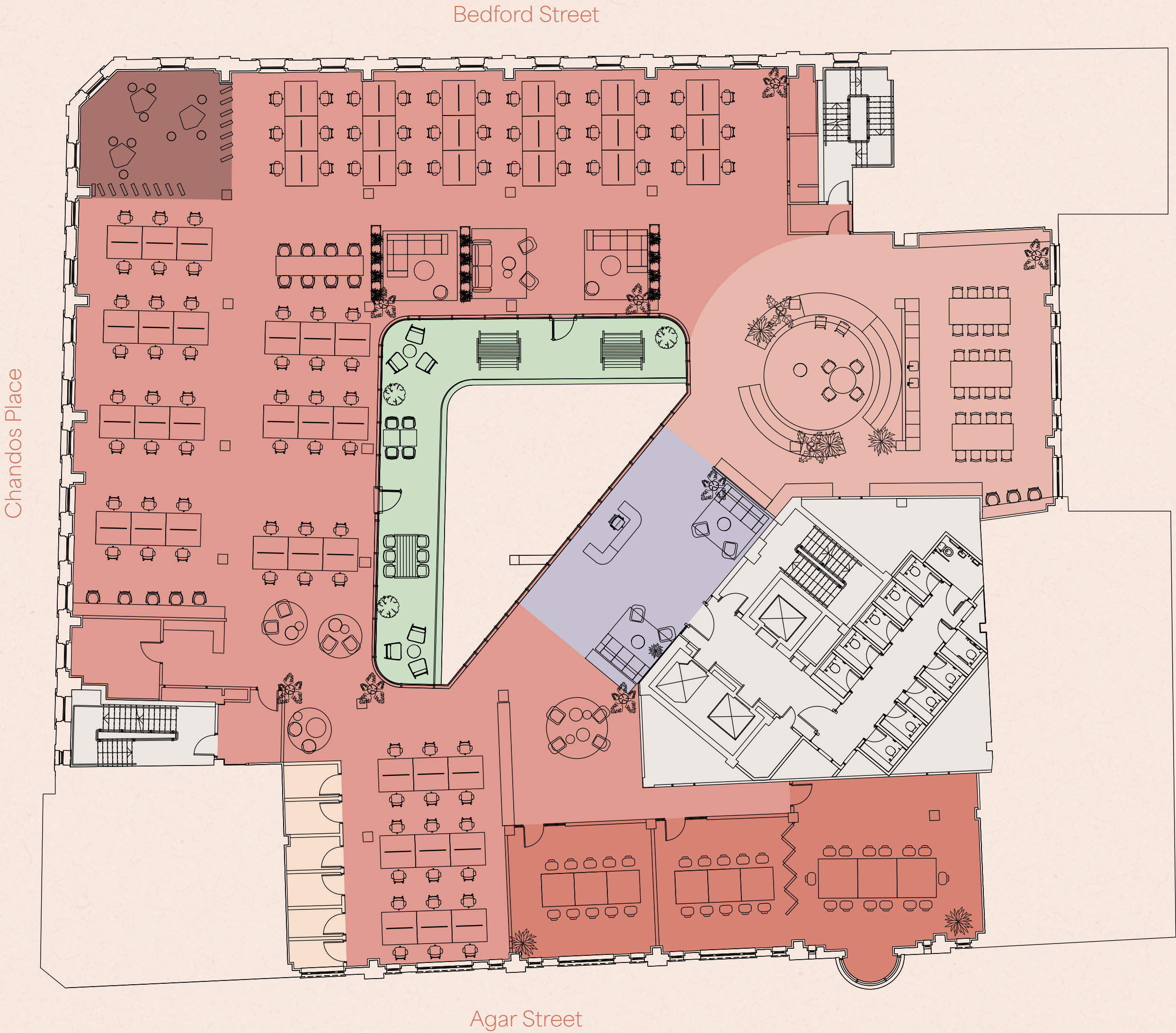
Workstations	96
14 person extendable boardroom	1
10 person meeting rooms	2
Hot desk areas	2
Collaboration zone	1
Lounge / breakout areas	5
Quiet rooms	6
Kitchen / breakout area	1
Reception / welcome area	1
Terrace	1



Floorplan for indicative purposes only. Not to scale.



- Office Collaboration zone Quiet room Terrace
- Reception Kitchen / breakout Meeting room Core





LEVEL FIVE

LEVEL FIVE – CAT A.



Cat A office

Excellent workspace to make your own, boasting a terrace and exposed finishes.

Level five has been comprehensively refurbished to offer best in class Cat A workspace.

The space can be fitted out and tailored to your needs – so you can get right to work.



Level Five
7,333 sq ft / 681 sq m

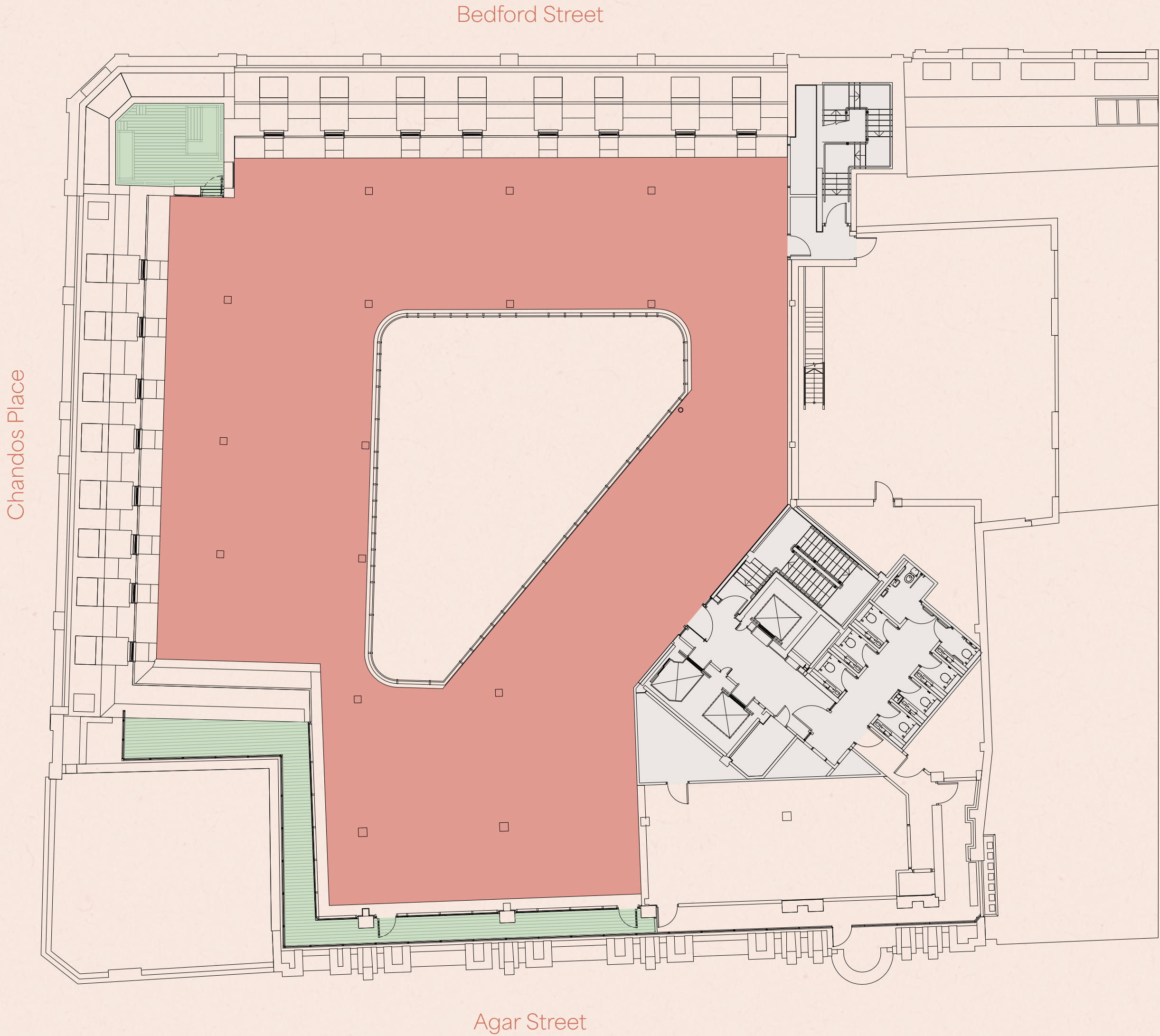
Terraces: 667 sq ft / 62 sq m



Floorplan for indicative purposes only. Not to scale.



Office Terrace Core



ALLOCATION



INSPIRATION

LOCATION

A LIFESTYLE DESTINATION.

Covent Garden Piazza



Brother Marcus



Temper



The Savoy - Strand

Discover the charm of Covent Garden - from world-class dining to boutique shopping.

The building occupies a highly desirable location, just moments from Covent Garden's Piazza, with Trafalgar Square and Seven Dials also nearby.

The rich arts & entertainment culture can be discovered around every corner, with an abundance of theatres, galleries and markets in the immediate area.



ON YOUR DOORSTEP.

Bars

- 1. Mr Fogg's
- 2. Blame Gloria
- 3. The Porterhouse
- 4. Punch & Judy
- 5. The Lamb & Flag
- 6. The Porcupine

Restaurants

- 1. Hawksmoor
- 2. Brasserie Zedel
- 3. Ivy Market Grill
- 4. Cora Pearl
- 5. Fallow
- 6. Balthazar

Hotels

- 1. Corinthia
- 2. Haymarket Hotel
- 3. One Aldwych
- 4. Sofitel
- 5. St Martins Lane
- 6. The Savoy

Cafés

- 1. Notes
- 2. Caffè Nero
- 3. Arabica
- 4. Grind
- 5. Blank Street Coffee
- 6. Monmouth

Theatres & Galleries

- 1. 180 The Strand
- 2. National Portrait Gallery
- 3. National Gallery
- 4. His Majesty's Theatre
- 5. Adelphi Theatre
- 6. Vaudeville Theatre



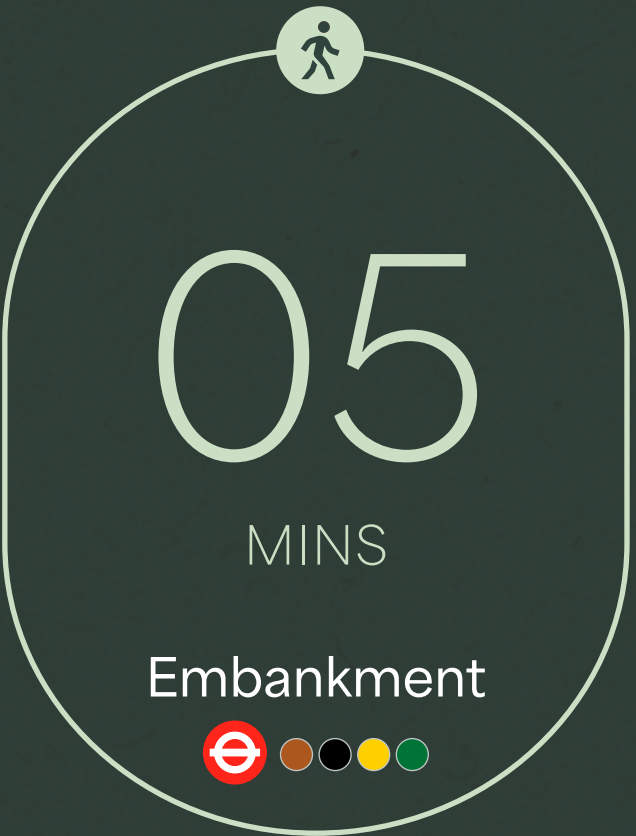


CONNECTED NEAR & FAR.

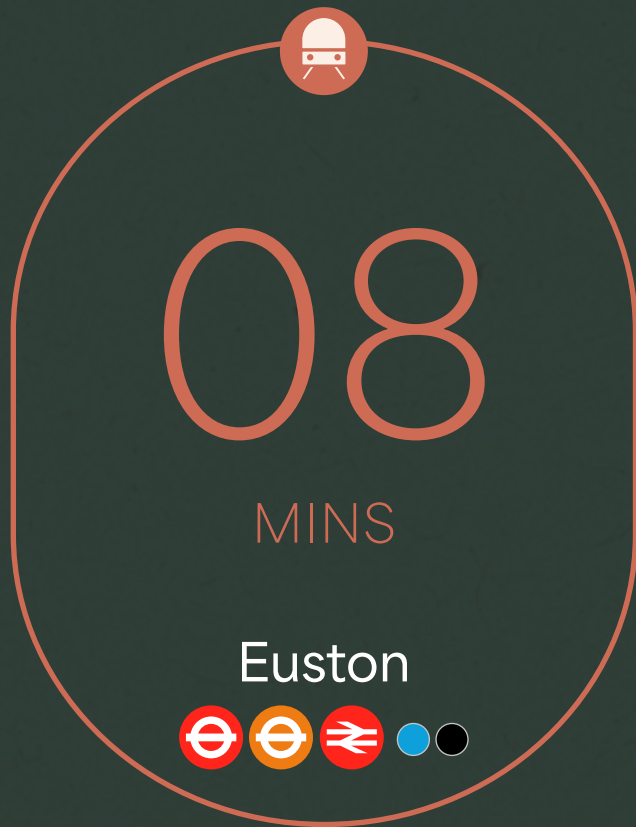
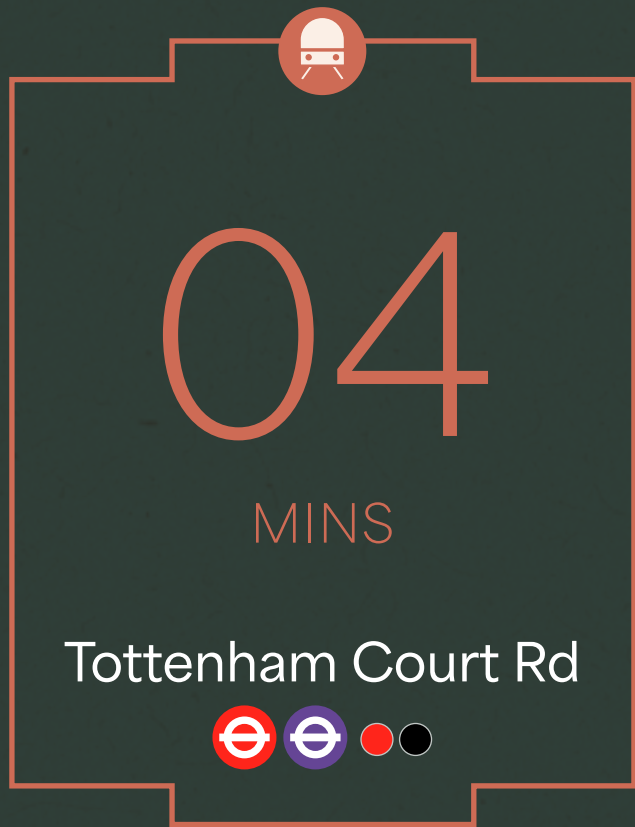
Unparalleled access to
Underground, National Rail
and Elizabeth Line services.

6 Agar Street is just steps away from Charing
Cross Station, with the Elizabeth Line nearby at
Tottenham Court Road station – further enhancing
connectivity across London and beyond.

STATION WALK TIMES



JOURNEY TIMES FROM CHARING CROSS



Walk times from the building. Source: TfL.

Underground journey times from Charing Cross Station. Source: TfL.



Activate your community

Easily discover what's happening around you. Join social groups, positive impact projects, and local events.

Effortless visitor & deliveries access

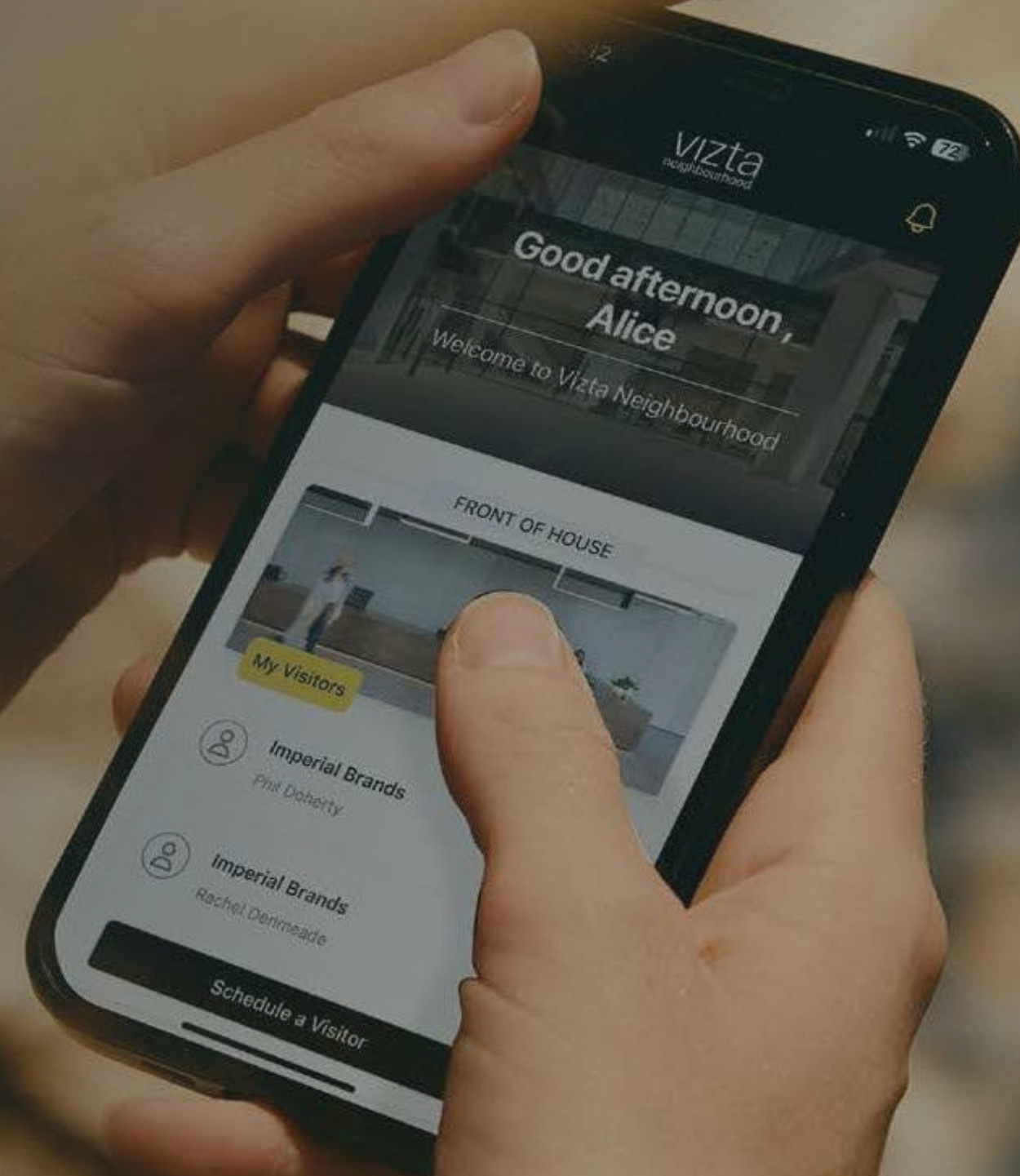
Say goodbye to stair climbs - welcome guests and receive deliveries with ease.

Elevate social impact

Looking to have a positive influence? Participate in social activities, volunteer days and impactful social projects.

Love your neighbourhood

Enjoy local discounts and book office spaces or meeting rooms nearby that fit your needs.



COMMUNITY CONNECTED.

Vizta Neighbourhood is your workplace app, giving you exclusive benefits of being a part of the L&G community.

It connects you to local events, social groups, and amenity, helping you engage with your community in new ways. Vizta Neighbourhood makes your workday easier and more connected.



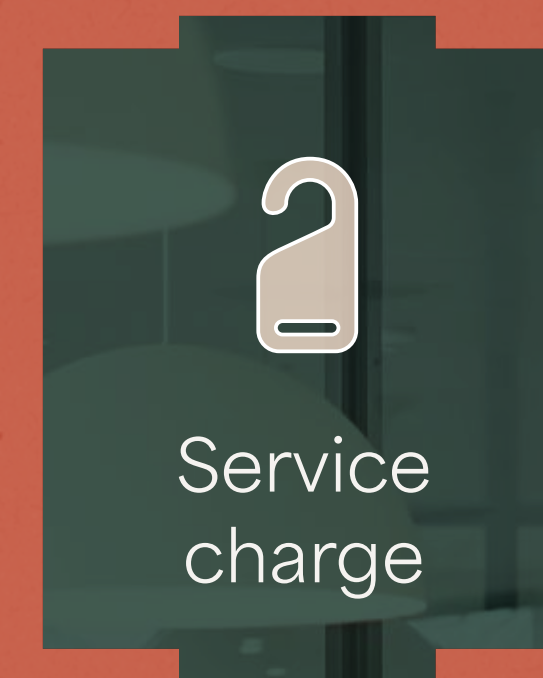
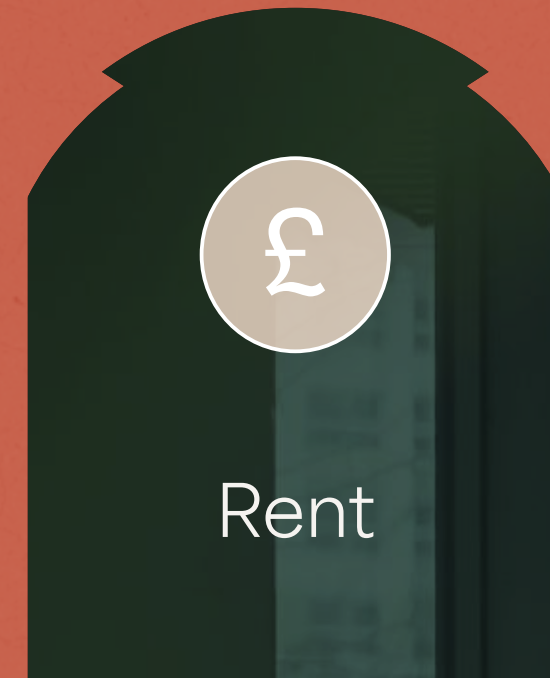
Download on the
App Store or Google Play.



CAPSULE MANAGED.

Do you want all the benefits of occupying your own dedicated workspace without the hassle of day-to-day management?

Welcome to Capsule Managed where we will take care of everything for one monthly all-inclusive price. We believe leasing and occupying best in class office space should be straightforward, transparent and easy meaning that you can focus on growing your core business.





6 AGAR ST.
COVENT GARDEN

GET IN TOUCH.

For further information or to arrange a viewing,
please contact the joint sole letting agents:

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