

# ONE

*Beauford St.*

## COVENT GARDEN

3,156-6,421 sq ft fully managed contemporary office space  
in the heart of fashionable Covent Garden



# Space TO THRIVE

1 Bedford Street sits in the heart of fashionable Covent Garden and offers two fully fitted self-contained floors, each providing 30 desks, dedicated meeting rooms, phone booths and a kitchen/breakout area. Additional benefits include excellent natural light, exposed services, industrial finishes, air conditioning, demised WCs and a shower.







# Modern DESIGN



LED lighting



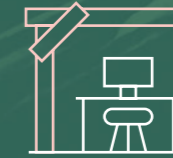
Demised WCs



Shower



New raised access floor



Exposed steel columns



Plants to support air purification



New secondary glazing



24-Hour access



Sustainable suppliers



High speed fibre/  
dedicated comms cabinet



# Second FLOOR

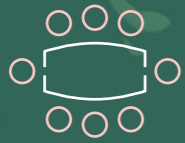
3,265 sq ft / 303.3 sq m



30 x workstations



1 x 6 person meeting room



1 x 10 person boardroom



Kitchenette and dining area



Client reception area



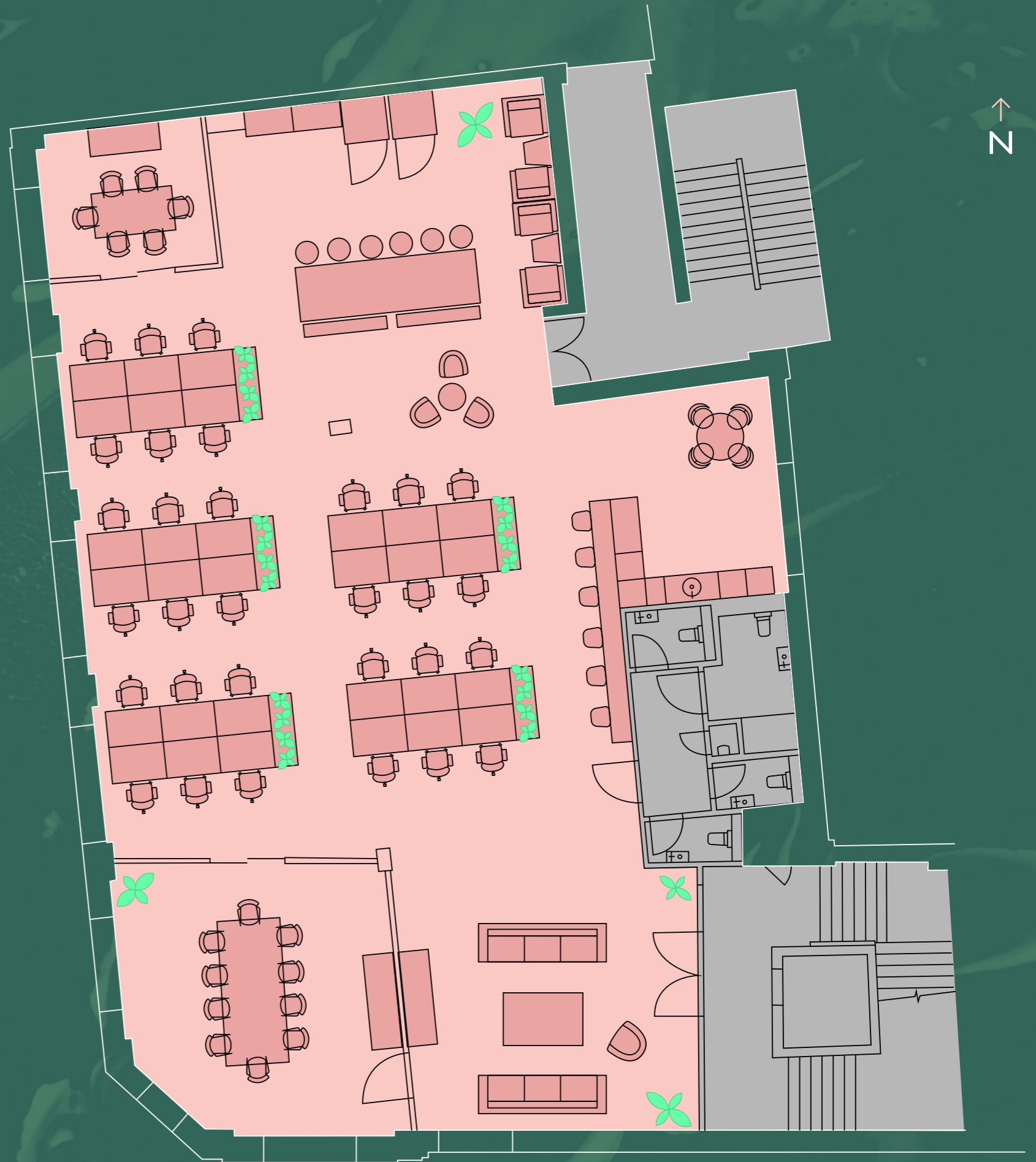
2 x collaborative workbench



2 x breakout areas



2 x phone booths



# Third FLOOR

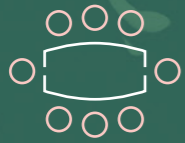
3,156 sq ft / 293.2 sq m



30 x workstations



1 x 8 person meeting room



1 x 10 person boardroom



Kitchenette and dining area



Client reception area



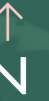
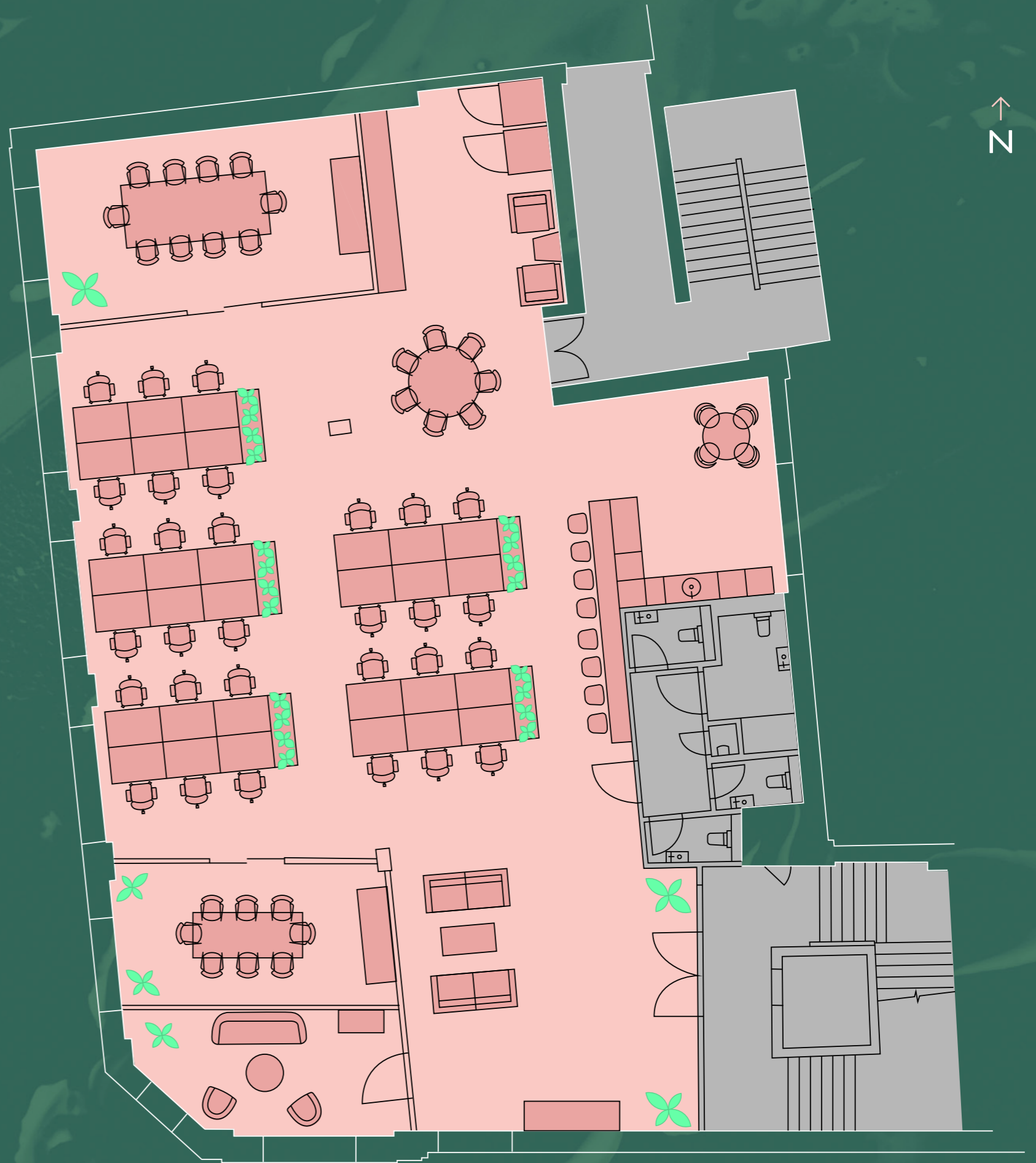
1 x collaborative workbench



3 x breakout areas



2 x phone booths





# Capsule MANAGED

Our Managed product provides Legal & General customers with a range of operational and technical services, fibre connectivity and health and safety initiatives, with the opportunity to bolt on bespoke services where available.



Health & safety compliance



Technical maintenance



Cleaning services and waste management



Daily operational management



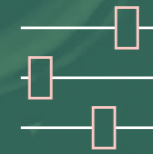
Wellbeing features including sensory networks monitoring



Wifi and fibre connection provided by Telcom



All inclusive pricing



Option for additional bespoke services



# Take your next step into Capsule Managed

We believe leasing and occupying best in class office space should be straight forward, transparent and easing meaning that you can focus on growing your core business.





# Tailored ENVIRONMENT

Legal & General is committed to providing healthy, safe and productive environments across their office portfolio. It's important to ensure the indoor environmental quality (IEQ) is maintained as we spend a significant amount of time at work. Exposure to poor indoor air quality can cause an array of serious health issues, alongside also detrimentally impacting our productivity and performance at work.

We are able to offer tailored solutions to help you create dynamic and healthy workplaces. Some of these include:



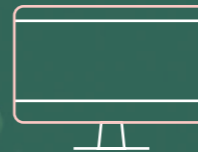
Sensors measuring live air quality, humidity, noise, light and temperature to tailor conditions for your workplace



Regular reviews with your property management team on optimisation of your space



Ongoing space planning and productivity modelling based on optimum conditions and your business requirements



Live screens showing performance of the space versus best practice





# Buzzing LOCATION

Covent Garden and the surrounding area is buzzing with life and full of stylish eateries, bars, cafés, shops and culture. From breakfast at The Delaunay, to films at the BFI, you are spoilt for choice. The area is also highly accessible with Charing Cross, Embankment and Covent Garden stations just moments away.





# Travel TIMES

- Waterloo 6 mins
- King's Cross St Pancras 12 mins
- Victoria 12 mins
- London Bridge 14 mins
- Bank 15 mins
- Farringdon 17 mins
- Paddington 18 mins
- Canary Wharf 20 mins

\*According to Google

# ONE

*Bedford St.*  
COVENT GARDEN



**/situu\**

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