



6 AGAR ST.  
COVENT GARDEN

7,304 – 20,112 SQ FT OFFICES WITH PRIVATE TERRACES  
ARRIVING Q2 2026



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 12,808 sq ft  
and level five of 7,304 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.



Remodelled reception CGI  
For illustrative purposes only





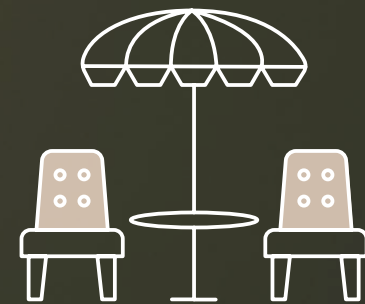
# SPECIFICATION



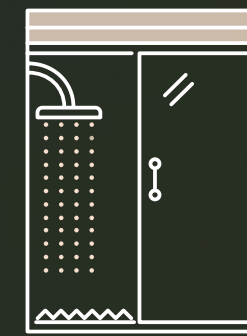
Newly refurbished  
reception



Fully fitted &  
Cat A floors



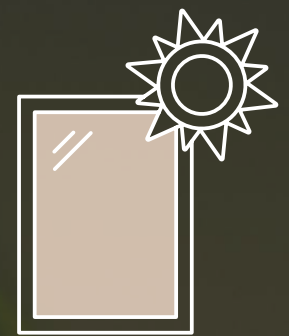
Private terraces  
totalling 1,457 sq ft



6 x showers  
and 50 x lockers



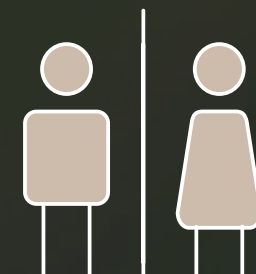
62  
bicycle racks



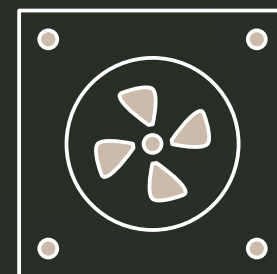
Superb natural light  
via central atrium



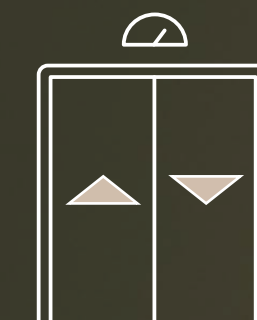
EPC B  
rating



On floor  
WCs



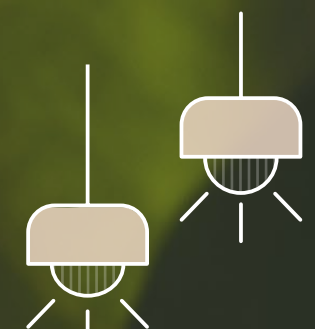
VRF air  
conditioning



3 x passenger  
lifts



Floor to ceiling  
heights of 2.65m



New LED  
lighting





Bicycle storage CGI  
*For illustrative purposes only*



LEVEL TWO

# LEVEL TWO - FULLY FITTED.



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.

Reception area CGI  
For illustrative purposes only











LEVEL TWO

Level Two  
12,808 sq ft / 1,190 sq m

Terrace: 790 sq ft / 73 sq m

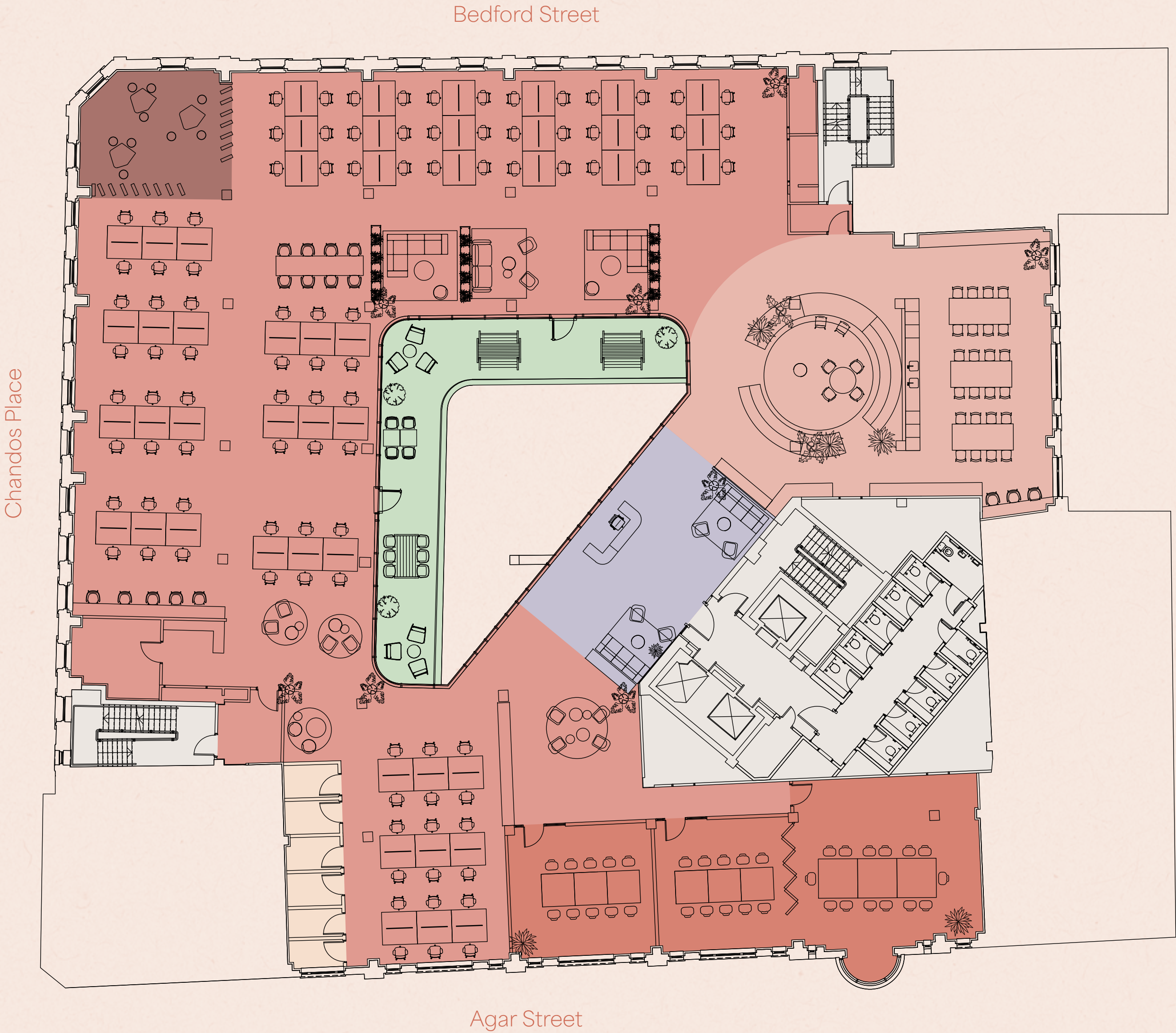
Workstations	96
14 person extendable boardroom	1
10 person meeting rooms	2
Hot desk areas	2
Collaboration zone	1
Lounge / breakout areas	5
Quiet rooms	6
Kitchen / breakout area	1
Reception / welcome area	1
Terrace	1



Floorplan for indicative purposes only. Not to scale.



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







Breakout area CGI  
For illustrative purposes only



LEVEL FIVE

# LEVEL FIVE – CAT A.



Cat A office CGI  
*For illustrative purposes only*

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  
7,304 sq ft / 679 sq m

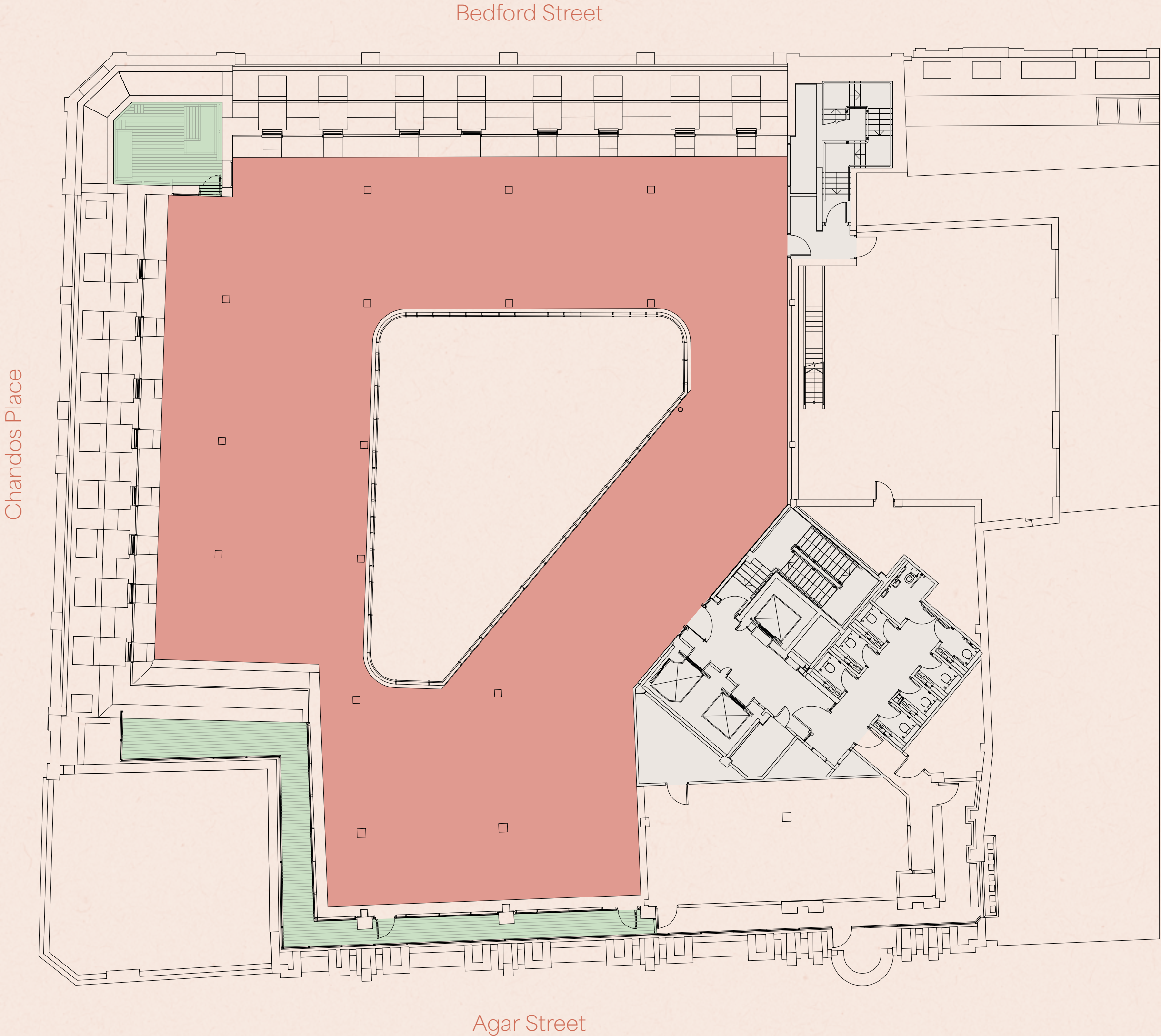
Terraces: 667 sq ft / 62 sq m



Floorplan for indicative purposes only. Not to scale.



Office Terrace Core





# ALLOCATION



# INSPIRATION



LOCATION

# A LIFESTYLE DESTINATION.

Covent Garden Piazza



Brother Marcus



Temper

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.



The Savoy - Strand





# 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





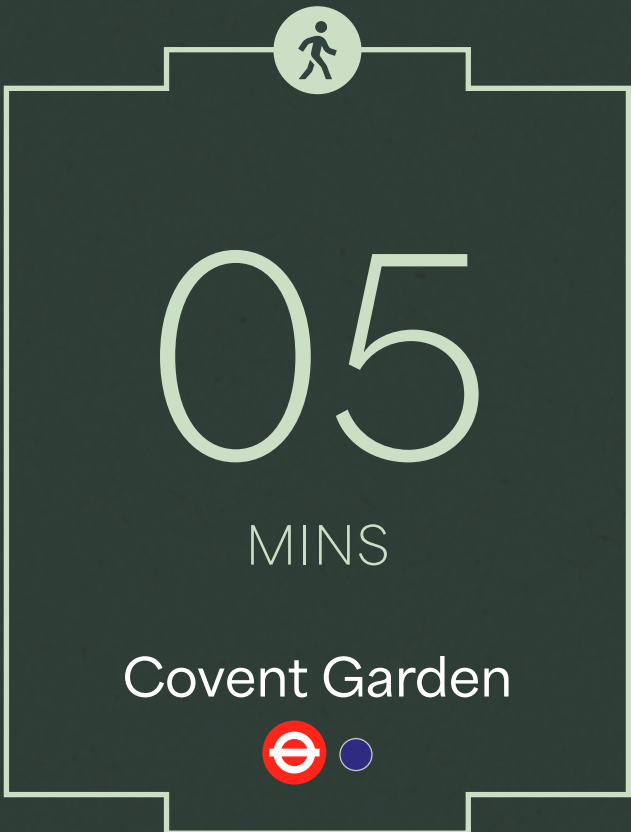
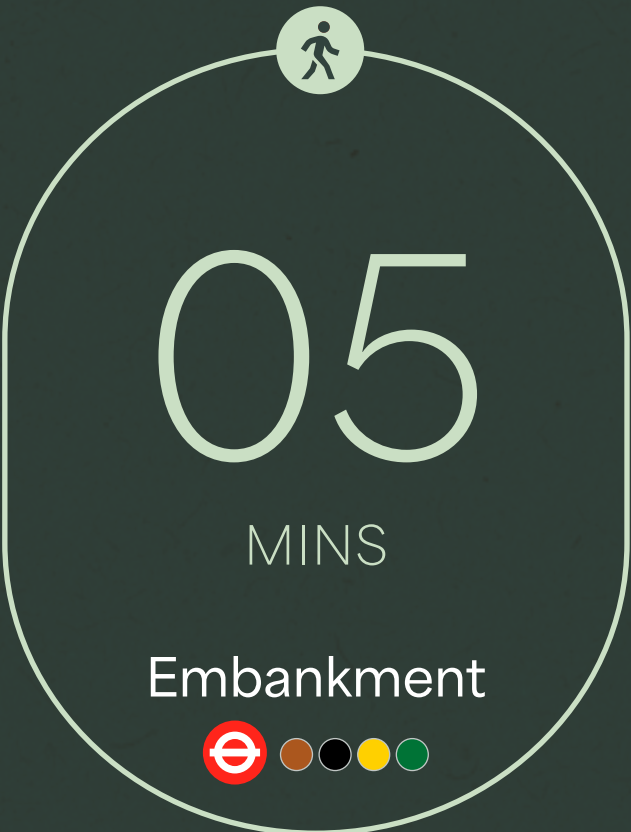
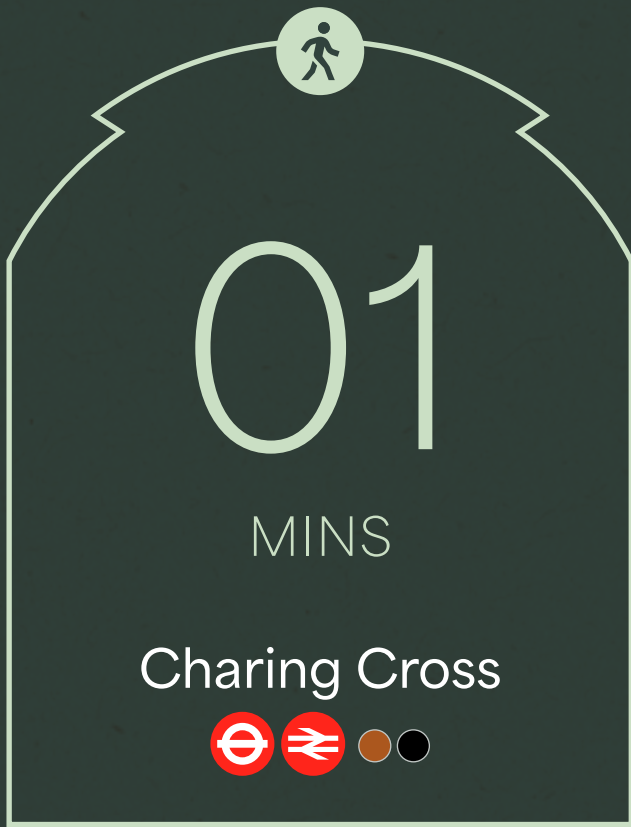


# CONNECTED NEAR & FAR.

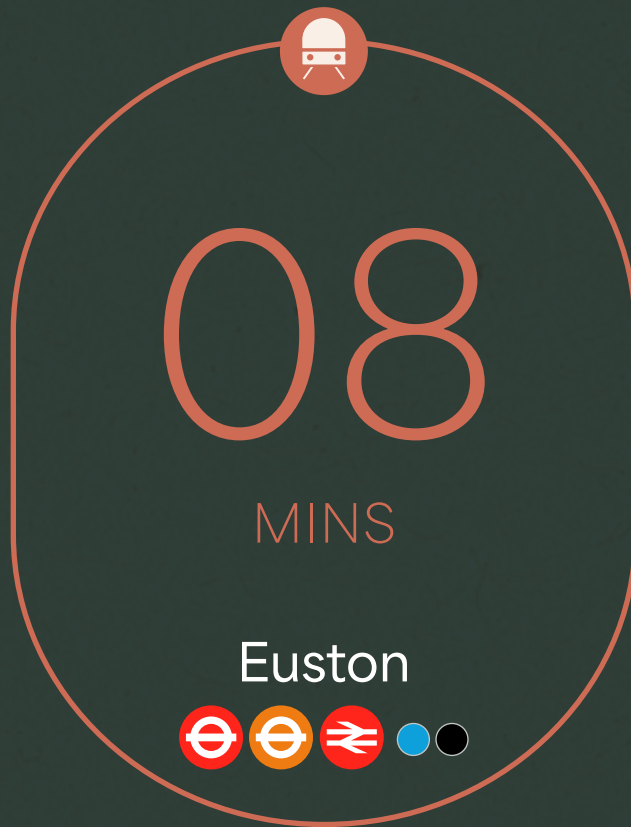
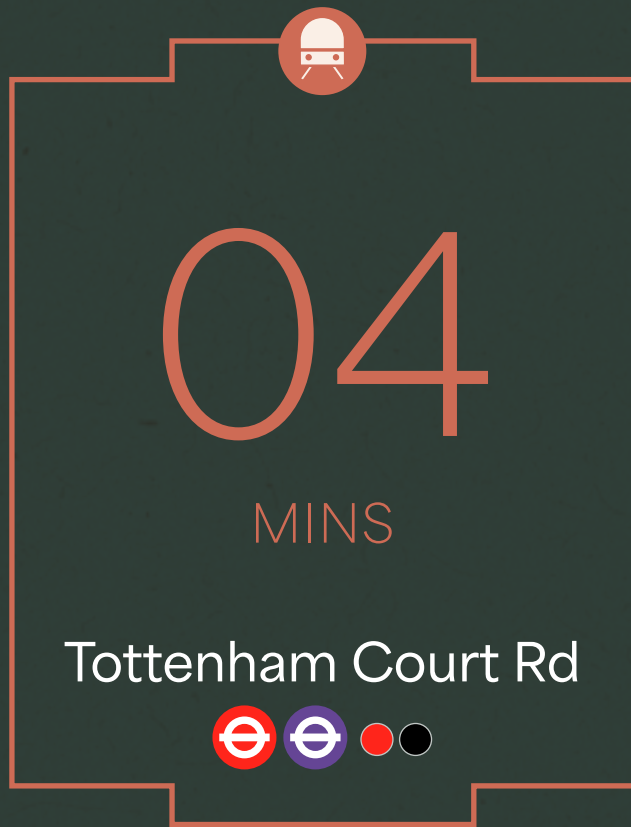
Unparalleled access to  
Underground, National Rail  
and Elizabeth Line services.

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

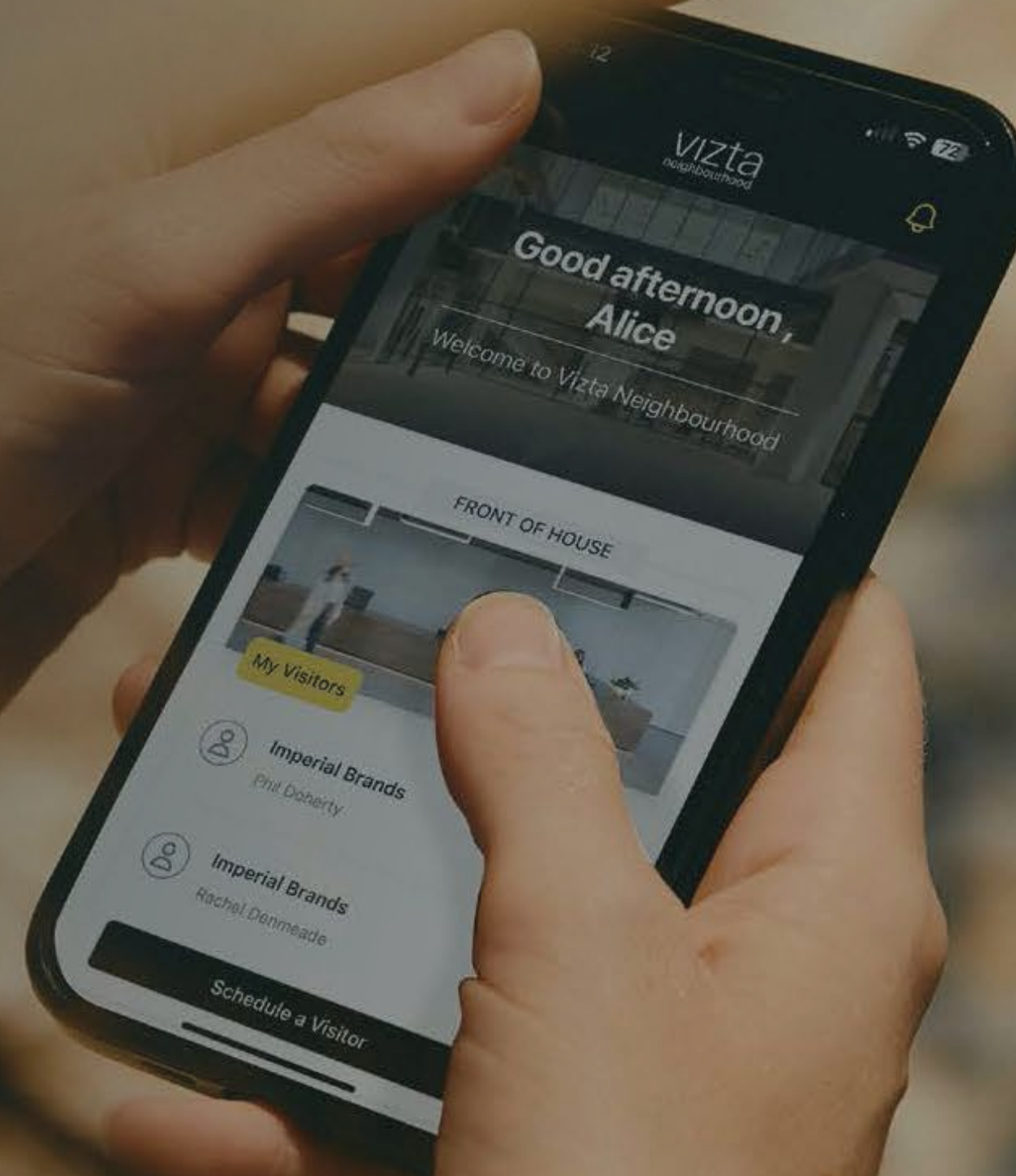
Say goodbye to stair climbs - welcome guests and receive deliveries with ease.

## 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.

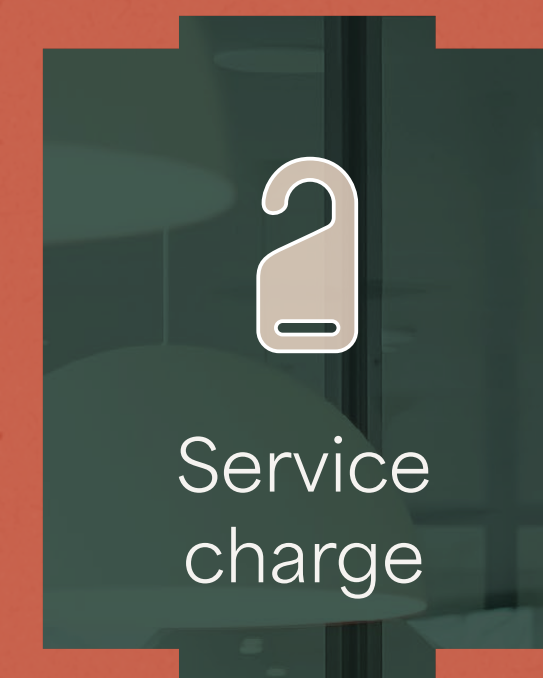




# CAPSULE MANAGED.

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:

EDWARD CHARLES  
& PARTNERS W 1  
CHARTERED SURVEYORS

Sean Cunningham  
07827 985 858  
scunningham@edwardcharles.co.uk

Andrew Okin  
07887 714 491  
aokin@edwardcharles.co.uk

Ollie Mitchell  
07769 310 206  
omitchell@edwardcharles.co.uk



William Foster  
07748 985 951  
william.foster@knightfrank.com

Francesca Skinner  
07866 191 140  
francesca.skinner@knightfrank.com

Elizabeth Galbraith  
07966 247 607  
elizabeth.galbraith@knightfrank.com

## 6AGARST.CO.UK

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