

Investing in Henrietta Street

Having recently acquired the property, Shaftesbury Capital is bringing forward proposals for the refurbishment of 22 Henrietta Street, WC2E 8ND.

The plans will deliver high quality fitted office accommodation, accessed via a designated reception area on Henrietta Street plus end of trip facilities, and a new restaurant or retail unit over ground floor and basement fronting onto Bedford Street.



The site today

The site is located at an important corner, at the junction with Bedford Street leading up to the Piazza, and forms part of the historic streetscape that makes a valuable contribution to the wider character of the local area.

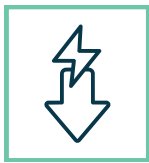
Despite forming an important part of the Covent Garden estate, due to its age and location, the building suffers from a number of issues, including:



An inactive ground floor that makes no contribution to the life of the street, offering no active frontage in one of central London's most visited locations.



Existing building fabric that is in need of investment, owing to the site's history of maintenance and incremental alterations resulting in an external condition that does not reflect the quality of its surroundings.



Poor environmental performance owing to the site's outdated mechanical and electrical systems resulting in poor energy performance, making it costly to operate, and unfit for modern, commercial occupiers.



A corner site, that underperforms in terms of the quality of commercial accommodation it offers and the contribution it makes to the neighbourhood.

Have Your Say

We are keen to understand the views of our neighbours and the local community ahead of submitting a planning application to Westminster City Council. If you have any questions or wish to provide your feedback directly to the project team, please get in touch via the details to the right: **Please provide any feedback you have by Tuesday 19 May.**



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Our proposals

The intention is to restore, repair, and upgrade the existing building fabric, addressing areas of disrepair, improving its internal spaces, and ensuring the building secures its optimum viable use.



Artist impression of the proposed entrance on Bedford Street

The proposals for the site include:



A comprehensive but sensitive refurbishment of the existing building fabric that preserves and enhances the site's character.



Reinstating a historic door located on Bedford Street that will form the entrance of a new retail / F&B unit.



A new retail or restaurant use at ground and basement levels, animating the surrounding streetscape, and contributing to the local economy of Covent Garden.



New high quality fitted office accommodation at upper levels, accessed via a ground floor reception on Henrietta Street, meeting demand locally whilst generating new footfall to support the wider neighbourhood.



New level access across the building.



New end of trip facilities in the basement, to encourage sustainable modes of transport to and from the site for office tenants.