



# THE VAULTS AT HOBHOUSE COURT

3-5 WHITCOMB STREET, LONDON SW1



CLASS E OPPORTUNITY IN  
THE HEART OF CENTRAL LONDON

**forge**



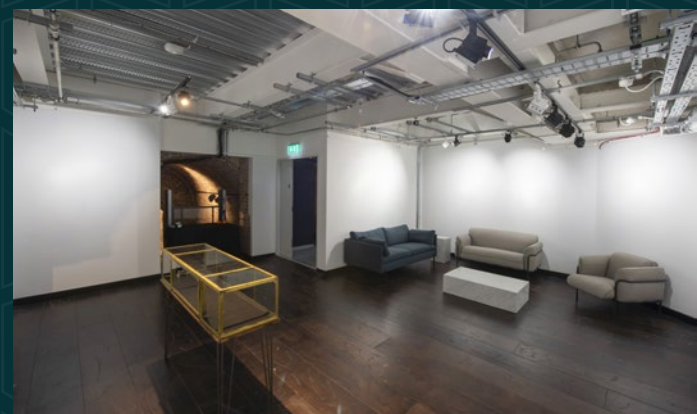
Hobhouse Court comprises 19,000 sq ft of office and retail accommodation redeveloped in 2019, with part of the ground floor at 3-5 Whitcomb Street housing the Royal Watercolour Society.



The new Sainsbury wing entrance of the National Gallery, with level access from Trafalgar Square is located directly opposite.

The subject premises are accessed off Whitcomb Street, and with a secondary access off Suffolk Street.

Whitcomb Street provides a link access between Leicester Square and Trafalgar Square (Pall mall East), with occupiers in the immediate vicinity including **The Royal Trafalgar, The Londoner, Radisson blu, and Z hotels; Odeon, Cineworld and Vue cinemas, Lego, M&M World. Japan Centre, Pret, Compose Coffee, Tang Florist and Labstore Fashion** are located on Whitcomb Street along with the Royal Watercolour Society and new National Gallery entrance. There are a large selection of food and service occupiers which cater for the office, tourist and theatre markets.



## DESCRIPTION

Located and accessed via a secure entrance, through Hobhouse Court, the Vaults provide space across lower ground floor with sales stair and lift access. The demise is grade II listed and comprises the following areas:

### Lower Floor

2,756 sq ft    256 sq m



SUFFOLK STREET

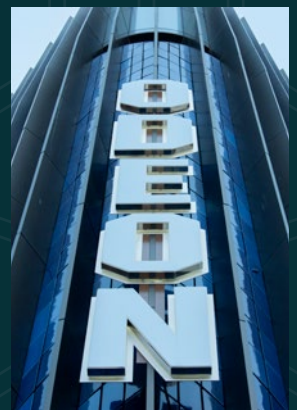
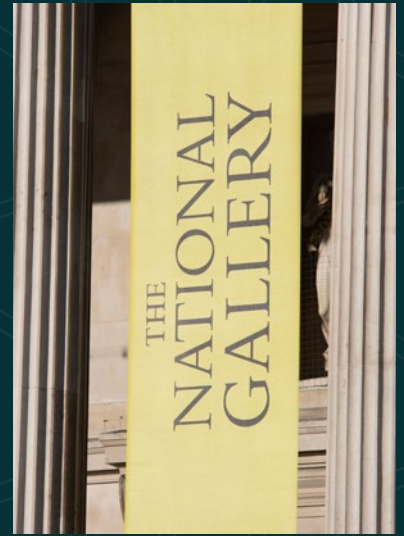
WHITCOMB STREET







# Local Area







SUFFOLK STREET ENTRANCE



WHITCOMB STREET ENTRANCE

## Lease Terms

The property is available by way of a new lease for a term to be agreed, contracted outside of the Landlord & Tenant Act.

## Rent

On Application

## Further information

**AMY KENNINGHAM**

amy@forge-cp.com

07393 764 822

**LIAM JONES**

liam@forge-cp.com

07990 335 016

**ADAM ROBINSON**

adam@forge-cp.com

07980 576 245

## Service Charge

£29,000 per annum.

## Business Rates

The property is yet to be assessed for business rates. Further information on request.

Misrepresentation Act - Forge act for themselves and for the vendors and lessors of this property whose agents they are, give notice that (i) these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of an offer or contract. They are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves as to the correctness of each of them. (ii) no person in the employment of Forge has any authority to make or give any representation or warranty in relation to this property. © 2026.  
Designed by CiD: consultantsindesign.co.uk

**forge**