

83-84 Long Acre, Covent Garden
London, WC2E 9NQ



OFFICE TO LET | 1,240 sq ft



Location

This prominent corner building is situated in the heart of Covent Garden on the north side of Long Acre between Endell Street and Drury Lane. Covent Garden Piazza and Covent Garden underground station (Piccadilly line) are within very close proximity.

Floor Areas

Floor	sq ft	sq m	Status
4th Floor	1,240	115	
3rd Floor	1,602	149	LET
TOTAL (approx.)	2,842	264	

*Measurement in terms of *NIA

Description

The available floor has been refurbished and benefits from excellent natural light due to the corner position on Long Acre.

Rhys Evans, Partner

020 7025 1393

Rebecca Saxon, Agency Surveyor

020 7025 1397

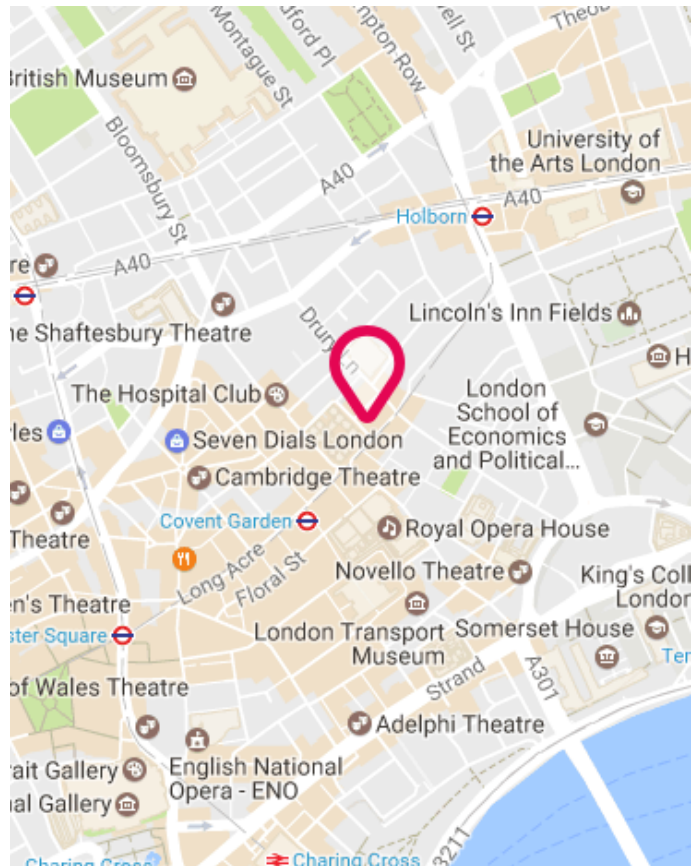
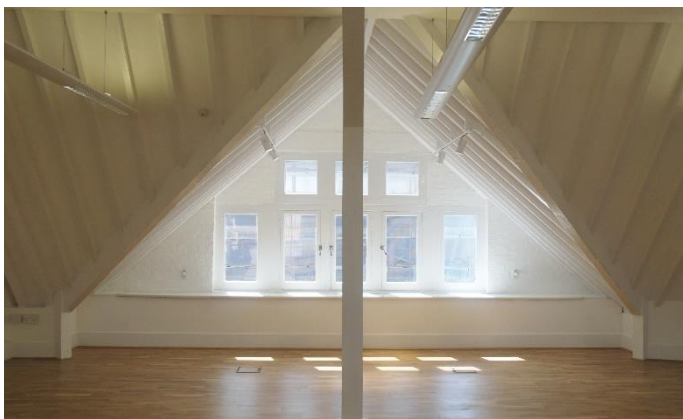
Joint Agents: James Collins 020 7470 8730

Applicants are advised to make their own enquires in respect of all rates payable to local authorities and taxes. We recommend you see www.voa.gov.uk for further information. None of the systems or services in the property have been tested by us to check they are in working order. Interested parties may wish to make their own investigations. All other information provided is for guide purposes and cannot be relied upon.

Subject to Contract November 2017

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Terms

Tenure:	Leasehold
Lease:	A new lease is available direct from the landlord for a term of 5 years subject to a landlord only option to determine on or after March 2021
Rent:	From £39.50 psf pax
Rates:	Estimated at £18.50 psf pa 2017/18
Service Charge:	Approximately £7.50 psf pax

Amenities

- Excellent Bright Offices
- New wood floors
- Kitchenette
- Own WCs (Fourth Floor Only - separate Male & Female)
- Comfort Cooling
- Warehouse features
- 24 Hour Access*
- Redecorated throughout
- Improved common parts

*please note: no-lift (walk-up access only)

Rhys Evans, Partner

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