

**114 St Martin's Lane,
Covent Garden, London, WC2N 4BE**

OFFICE TO LET | c1,300 sq ft



Location

Situated on the west side of St Martin's Lane close to its junction with Cranborne Street and Long Acre the property is situated in the heart of Covent Garden. The piazza is a few minutes' walk as are all the amenities of Covent Garden. Transport links are good with Covent Garden, Leicester Square and Charing Cross stations within close proximity.

Floor Areas

Floor	sq ft	sq m
5th Floor	c1,300	121
TOTAL (approx.)	c1,300	121

*Measurement in terms of *NIA

Description

The fifth floor provides bright office accommodation with one private office, an open plan area and a kitchenette.

Covent Garden

The modern story of Covent Garden began in the 1630s when an area formerly belonging to Westminster Abbey known as 'the Convent Garden' was redeveloped for the 4th Earl of Bedford, with a world famous piazza by Inigo Jones.

Covent Garden is one of London's leading tourist and shopping destinations and in 2010 the world's largest Apple Store was opened in the Piazza.

Rhys Evans, Partner

📞 020 7025 1392

Joint Agents: Cluttons

Georgia Mason, Agency Surveyor

📞 020 7025 8945

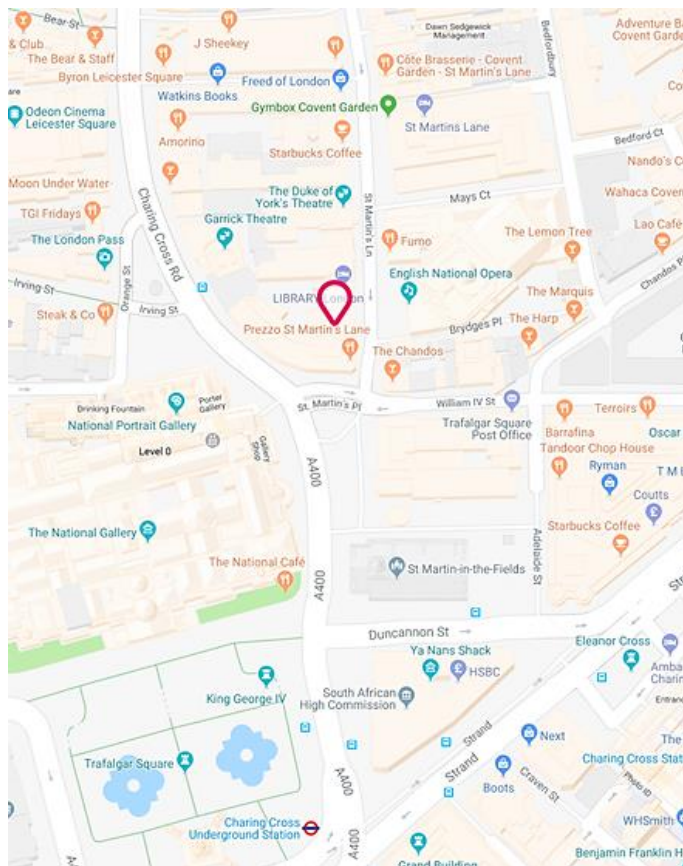
Applicants are advised to make their own enquires in respect of all rates payable to local authorities and taxes. We recommend you see www.voa.gov.uk for further information. None of the systems or services in the property have been tested by us to check they are in working order. Interested parties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

Subject to Contract April 2018

114 St Martin's Lane, Covent Garden, London, WC2N 4BE



OFFICE TO LET | c1,300 sq ft



Terms

Tenure:	Leasehold
Lease:	A new sublease until 25th December 2022 subject to a tenant option to break 1st June 2020
Rent:	£57.50 psf pax
Rates:	Estimated at £21.27 psf pa (2018/2019)
Service Charge:	£15.00 psf pax
EPC Rating:	TBC

Amenities

- Manned reception
- Passenger lift
- Air conditioned
- Excellent natural light

Rhys Evans, Partner

📞 020 7025 1392
✉️ revans@monmouthdean.com

Joint Agents: Cluttons

Georgia Mason, Agency Surveyor

📞 020 7025 8945
✉️ gmason@monmouthdean.com



Monmouth Dean LLP for themselves and for the lessors or vendors of their property whose agents they are, give notice that: (i) These particulars are set out as a general outline only, for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, any other offer of contract. (ii) All descriptions, dimensions, references to condition and necessary permission of use and occupation, and other details are given without responsibility, and any intending purchasers and tenants should not rely on them as statements or representative of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No person in the employment of Monmouth Dean LLP has any authority to make give any representation or warranty whatever in relation to this property. (iv) Unless otherwise stated all rents and prices quoted are exclusive of VAT which may be payable in addition. Subject to contract.

Subject to Contract April 2018