

REDECORATED INEXPENSIVE OFFICE TO LET | 1,070 SQ FT



Location

Situated on the east side of St Martin's Lane at its junction with Cranbourn 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.

There are also an abundance of hotels, museums, Royal Opera house, restaurants and bars within a short waling distance.

Description

The available floor is available and vacant now. The floor is being refurbished and decorated (photos prior to works completing). The floor provides bright open plan space with 2 self contained WC's, a kitchen and a fitted boardroom/executive office to the rear. The office is accessible 24/7 and has comfort cooling, an entry phone and lift. (accessible from the half landing). The windows are predominantly to the front of the floor and overlook St Martin's Lane.

Floor Areas


Floor	sq ft	sq m	
2nd Floor	1,070	99	
TOTAL (approx.)	1,070	99	
*Measurement in terms of *NIA			

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.

Jason Hanley, Partner

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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 September 2018

**68-69 St Martins Lane, Covent Garden,
London, WC2N 4JS**



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Terms

Tenure:	Leasehold
Lease:	New lease to be agreed direct from the landlord
Rent:	£47.50 psf pax
Rates:	Estimated at £14.00 psf pa (2018/2019)
Service Charge:	£8.00 psf pax approx.
EPC Rating:	TBC (applied for)

Amenities

- Refurbished
- Perimeter Trunking
- Comfort cooling
- Fitted office or meeting room
- Perimeter trunking
- Passenger lift
- Kitchenette
- Demised WC's
- Open Plan
- Central location 4 minutes from underground

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