

**80 St Martin's Lane,  
Covent Garden, London, WC2N 4AA**



**OFFICE TO LET | 843 sq ft**



### Location

Situated on the west side of St Martin's Lane close to 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 (Piccadilly Line), Leicester Square (Northern and Piccadilly Lines) and Charing Cross (Bakerloo and Northern Lines) stations within close proximity.

### Description

The available 3rd floor is accessed via a well presented entrance off St Martin's Lane. the floor provides bright open plan period office space.

### Floor Areas

Floor	sq ft	sq m
3rd Floor	843	78
<b>TOTAL (approx.)</b>	<b>843</b>	<b>78</b>

\*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.

**Rhys Evans, Partner**

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**Rebecca Saxon, Associate Partner**

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**Georgia Mason, Agency Surveyor**

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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](http://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**

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## Terms

Tenure:	Leasehold
Lease:	A new lease direct from the Landlord
Rent:	£50,000 pa
Rates:	Estimated £14.18 psf pa (2018/2019)
Service Charge:	Approximately £9.99 psf pax
EPC Rating:	TBC

## Amenities

- Perimeter trunking
- Passenger lift (accessed from the 1st floor)
- Good natural light
- Entry phone system

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