

**17 Macklin Street,  
Covent Garden, London, WC2B 5NR**



**OFFICE TO LET | 4,000 sq ft**



## Location

The building is located on Macklin Street, close to its junction with Drury Lane and Newton Street. The building is near to the fashionable Seven Dials and Covent Garden piazza, benefitting from all the entertainment and restaurants the area has to offer. The property is well located with Covent Garden (Piccadilly line), Tottenham Court Road (Central and Northern line) and Holborn (Piccadilly and Central line) tube lines in close proximity.

## Description

The self contained ground and mezzanine provide mainly open plan good quality space with a number of meeting rooms/offices.

## Floor Areas

Floor	sq ft	sq m
Ground and Mezzanine	4,000	372
<b>TOTAL (approx.)</b>	<b>4,000</b>	<b>372</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.

**Paul Dart, Partner**

📞 020 7025 1392

**Rebecca Saxon, Associate 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](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 July 2019**

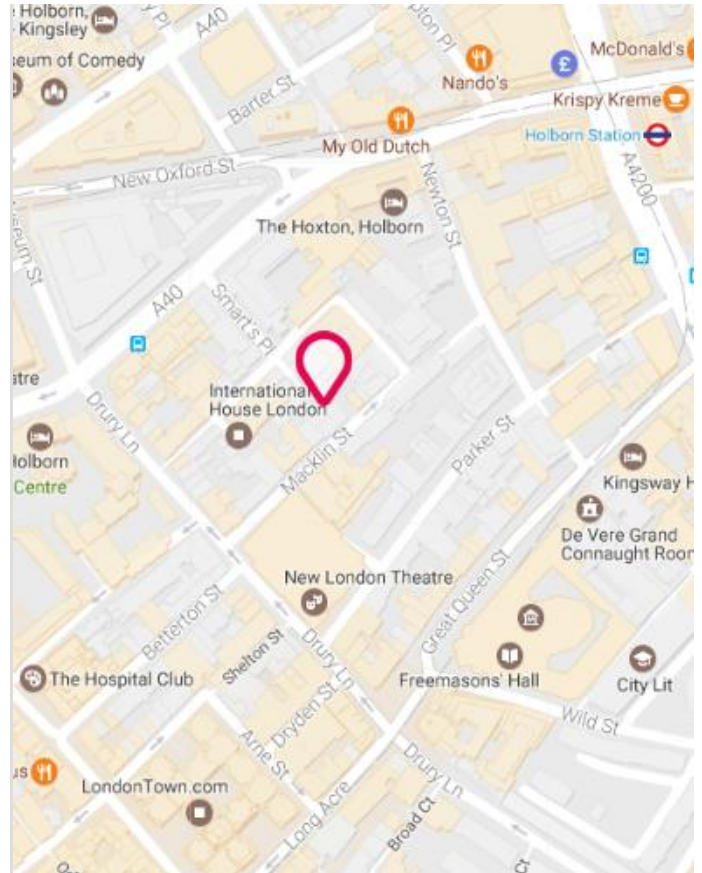
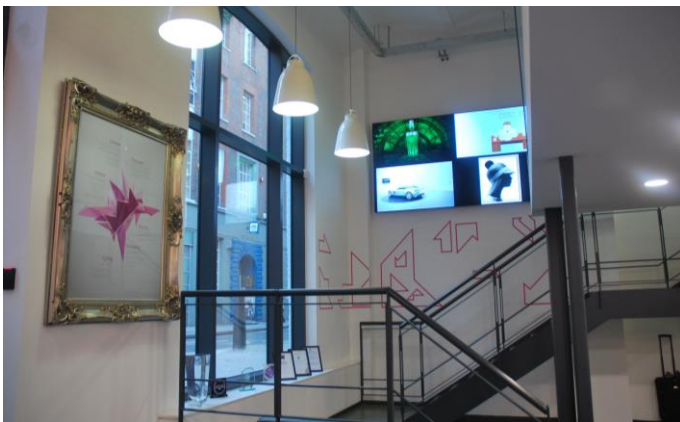
📞 020 7025 1390

🏠 4 Golden Square London W1F 9HT

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## Terms

Tenure:	Leasehold
Lease:	An assignment of the existing lease to January 2024
Rent:	£209,646 pax (c.£52.42 psf pax)
Rates:	Estimated at £19.00 psf pa (2019/20)
Service Charge:	TBC
EPC Rating:	TBC

## Amenities

- Self contained
- Fitted with meeting rooms and offices
- Air conditioning
- Raised floor in part
- Kitchenette
- Exposed services
- Lift
- Shower

### Paul Dart, Partner

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