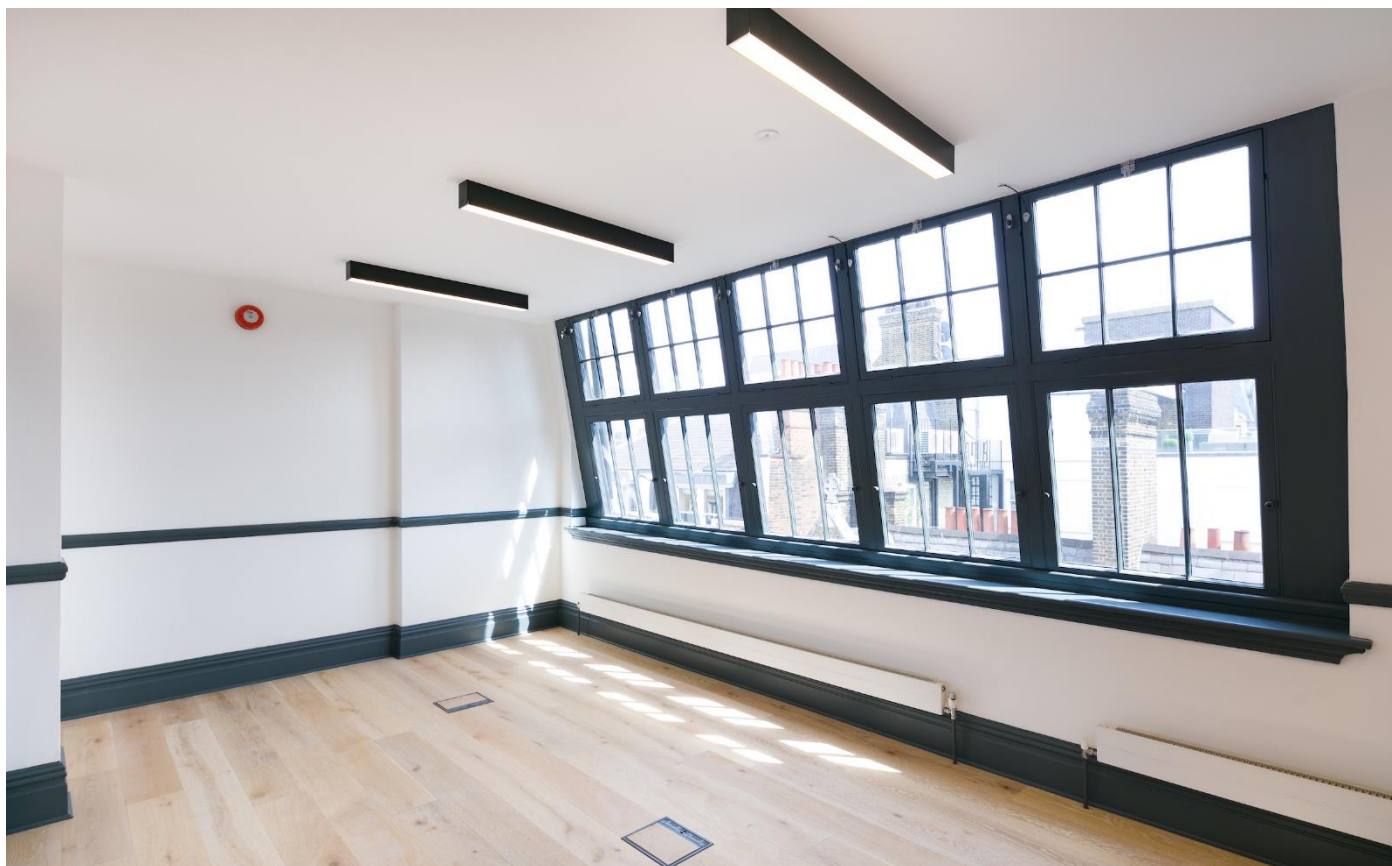


STYLISH SMALL OFFICE TO LET | 635 sq ft



Location

Maiden Lane is in the heart of Covent Garden, and benefits from a quiet position, situated on the North side of Maiden Lane close to the junction with Southampton Street.

The property is well connected by public transport, with Covent Garden (Piccadilly line), Embankment (District, Circle and Northern lines) and Charing Cross (Bakerloo and Northern lines) Underground stations and Charing Cross and Waterloo mainline stations located nearby.

Description

42-43 Maiden Lane is a distinctive red-brick building with an attractive period façade. The contrasting black frame, crissal style windows, enhance the building's style and presence on this historic London street.

The 4th floor has been tastefully refurbished with contemporary finishes, providing bright, open plan office space, perfect for a small occupier or satellite office.

Floor Areas

Floor	sq ft	sq m
4th floor	635	59
TOTAL (approx.)	635	59

*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 with a large selection of restaurants, theatres and flagship retail stores, some of which are unique to the area. The famous Piazza is a focal point, with an exclusive market and live entertainment all year round. www.coventgarden.london

Rhys Evans, Partner

 020 7025 1393

Joint Agents: CBRE – 0207 182 2000

Suzy Link, Senior Surveyor

 020 7025 8940

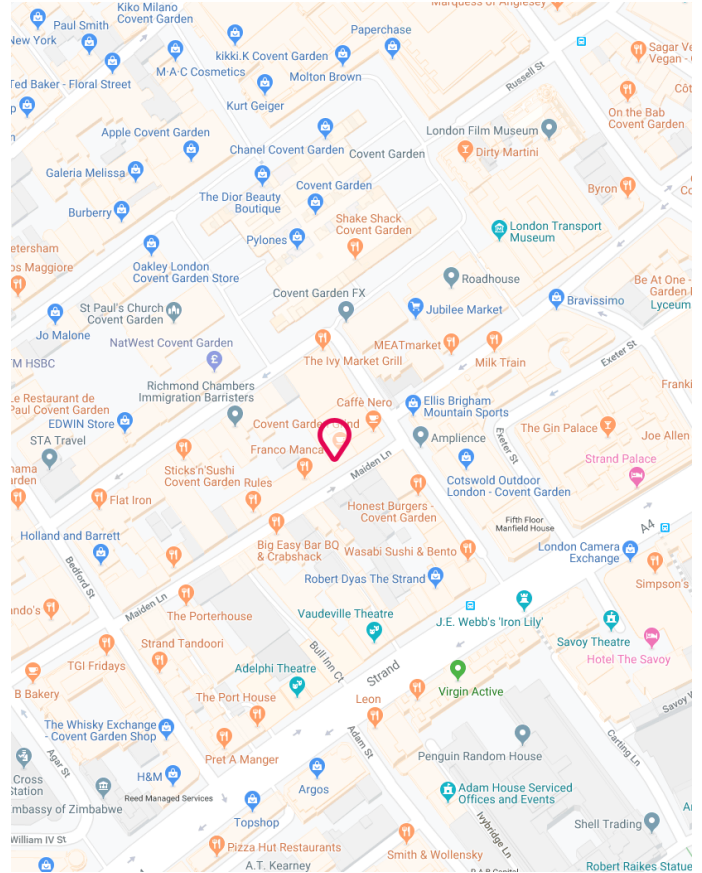
Applicants are advised to make their own enquires in respect of all rates payable to local authorities and taxes. We recommend you see www.voa.gov.uk for further information. None of the systems or services in the property have been tested by us to check they are in working order. Interested parties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

Subject to Contract June 2019

42-43 Maiden Lane, Covent Garden, London WC2 7LJ



STYLISH SMALL OFFICE TO LET | 635 sq ft



Terms

Tenure:	Leasehold
Lease:	A new lease is available directly from the landlord.
Rent:	£52,500 per annum exclusive
Rates:	Estimated at £22.70 psf pa (2019/20)
Service Charge:	TBC
EPC Rating:	TBC

Amenities

- Raised floor
- LED lighting
- Kitchenette
- Crittall style windows
- Central heating
- Passenger lift
- Refurbished common parts
- Video entry system

Rhys Evans, Partner

📞 020 7025 1393
✉️ revans@monmouthdean.com
Joint Agents: CBRE – 0207 182 2000

Suzy Link, Senior Surveyor

📞 020 7025 8940
✉️ slink@monmouthdean.com

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.



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 June 2019