## 42-43 Maiden Lane, Covent Garden,

London WC2E 7LJ



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, crittall 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.

## **Rhys Evans, Partner**

O20 7025 1393

Joint Agents: CBRE - 0207 182 2000

## **Floor Areas**

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

**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 <u>www.voa.gov.uk</u> 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

020 7025 1390

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# Monmouth Dean

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## 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:	ТВС
EPC Rating:	TBC

## Amenities

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

## **Rhys Evans, Partner**

Ø20 7025 1393

(@) revans@monmouthdean.com

## Suzy Link, Senior Surveyor

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- slink@monmouthdean.com

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#### Subject to Contract June 2019