

# 37-38 Long Acre

Covent Garden, London, WC2E 9JT



EXCELLENTLY LOCATED 1<sup>st</sup> FLOOR OFFICE TO LET | 603 sq ft



### Location

Situated on the south side of Long Acre, the office is within immediate proximity of Covent Garden tube station (Piccadilly Line).

Long Acre runs from St Martin's Lane, at its western end, to Drury Lane in the east. The street was completed in the early 17th century and was once known for its coach-makers, and later for its car dealers. Now, there is a mix of many restaurants, hotels and shops located on Long Acre.

### Description

The available space is arranged over part of the 1<sup>st</sup> floor on Long Acre, a prime retail street in Covent Garden.

The space benefits from excellent natural light, demised WCs, perimeter trunking, comfort cooling and is available immediately.

### Floor Areas

| Floor                        | sq ft | sq m |
|------------------------------|-------|------|
| 1 <sup>st</sup> Floor (Rear) | 603   | 56   |
| TOTAL (approx.)              | 603   | 56   |

\*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.

Rhys Evans, Partner

020 7025 1393

Olivia Stapleton, Agency 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](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 November 2021

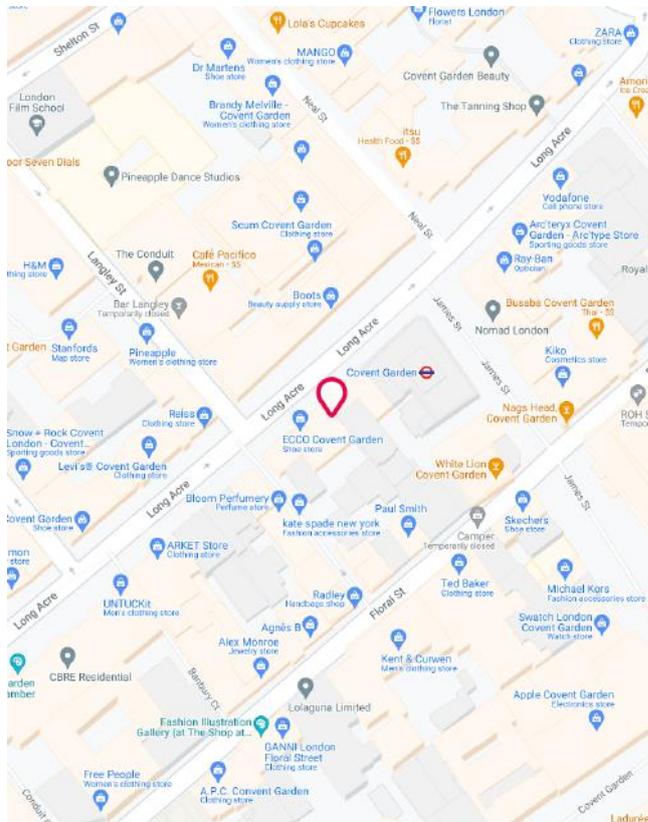
020 7025 1390

4 Golden Square London W1F 9HT

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**Terms**

- Tenure: Leasehold
- Lease: A new lease from the Landlord
- Rent: £27,500 per annum
- Rates: Estimated at £17.68 psf (2021/22)
- Service Charge: TBC

**Amenities**

- Demised WCs
- Perimeter trunking
- Comfort cooling
- Excellent location
- Good natural light

Rhys Evans, Partner

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