

## 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.

### Floor Areas

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

\*Measurement in terms of NIA

### 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.

### 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

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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 November 2021

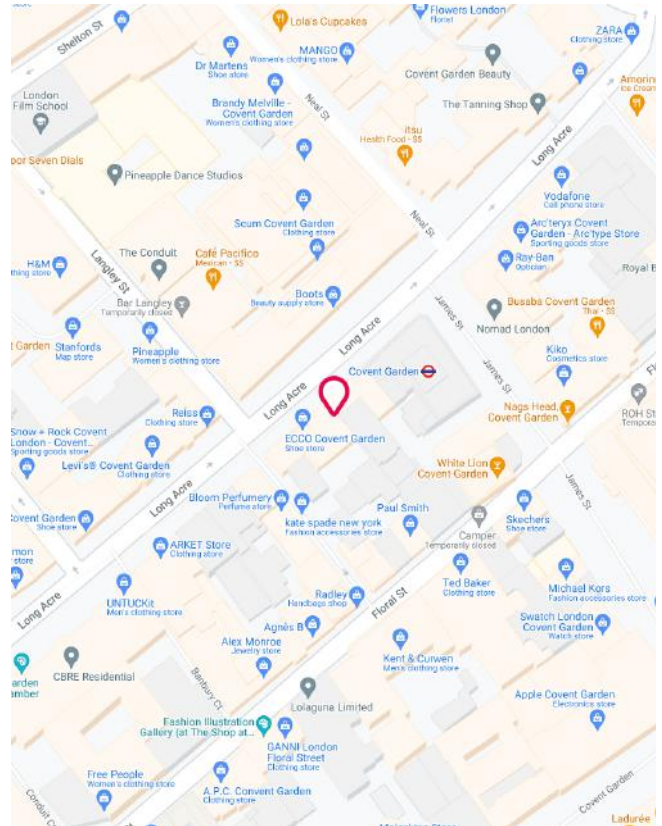
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### Terms

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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