

**44 Maiden Lane**  
Covent Garden, London WC2E 7LN



1<sup>ST</sup> FLOOR OFFICE TO LET | 707 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

44 Maiden Lane is a striking, red-brick, corner building with an attractive period façade. The building holds a prominent position on the corner of Maiden Lane and Southampton Street, providing dual aspect office floors with small rotundas.

The 1<sup>st</sup> floor provides a wealth of natural light as well as communal meeting rooms available on the CAPCO estate, lift access and a 24-hour concierge.

### Floor Areas

Floor	sq ft	sq m
1 <sup>st</sup> Floor	707	66
TOTAL (approx.)	707	66

\*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](http://www.coventgarden.london)

Rhys Evans, Partner

📞 020 7025 1393

Joint Agents: CBRE – 0207 182 2000

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 October 2022

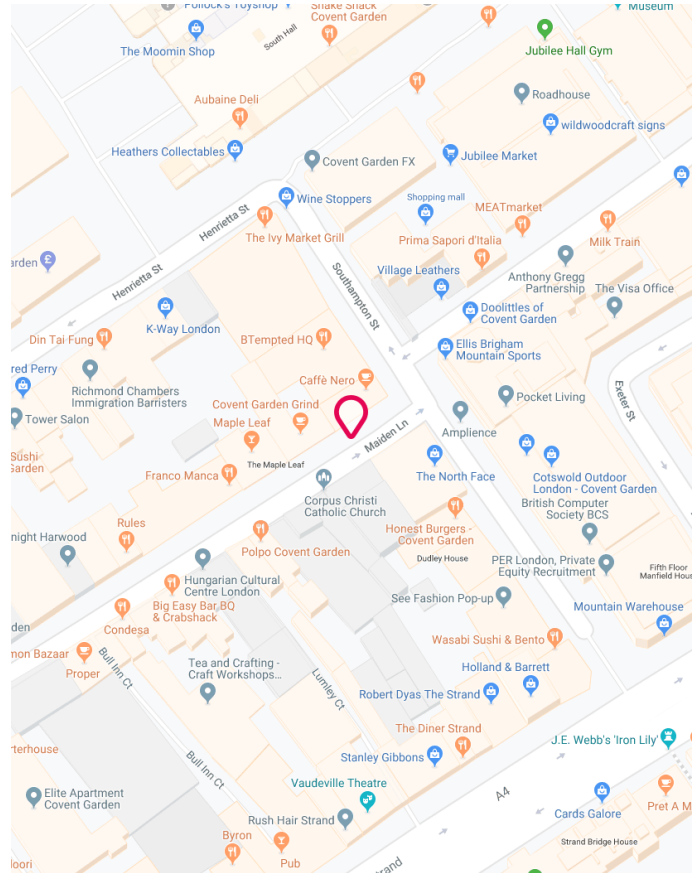
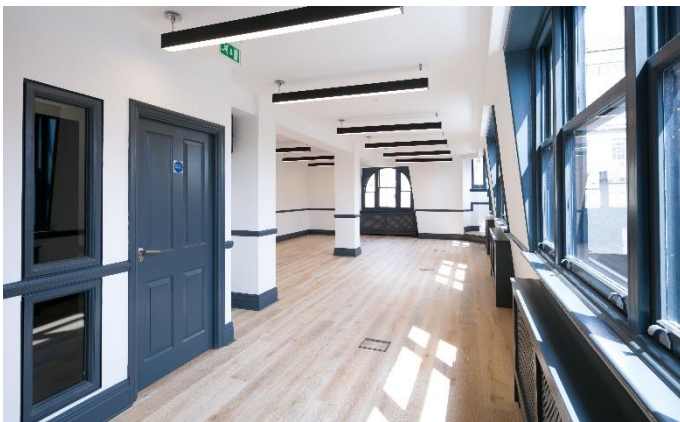
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### Terms

Tenure:	Leasehold
Lease:	A new lease is available directly from the landlord.
Rent:	TBC
Rates:	TBC
Service Charge:	TBC

### Amenities

- Ultrafast fibre optic broadband from G.Network
- Openable windows
- Eight-person passenger lift
- WC with high quality finishes
- Fully data cabled
- Suspended LED lighting
- Operating density is 1/8m<sup>2</sup>

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