

The Market Exchange

8-14 Macklin Street, Covent Garden, London, WC2B 5NF



FULLY FITTED OFFICE TO LET | 3,315 sq ft remaining



Location

The property is located in the Covent Garden submarket benefitting from access to Covent Garden, Holborn and Tottenham Court Road underground stations, all of which are within a 10-minute walk. This connectivity will be further enhanced upon the imminent delivery of Crossrail (the Elizabeth Line) which will be accessible from Tottenham Court Road station.

Description

8-14 Macklin Street, Covent Garden, is a striking former fruit warehouse that has been transformed to provide high quality, contemporary office space on ground, first and second floors and incorporating new cycle storage and showers.

The fitted 2nd floor (Unit 5) provides up to 36 workstations, a 10-person meeting room, 4 focus booths, lockers and fully fitted kitchen.

Floor Areas

Floor	sq ft	sq m	
Unit 5	3,315	307	Fully Fitted
Unit 4 & 3	7,663	711	LET
Unit 2	3,494	324	LET
Unit 1	1,246	115	LET
TOTAL (approx.)	15,718	1,460	

*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

Joint Agents: JDW – 020 7629 9050

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 November 2023

020 7025 1390

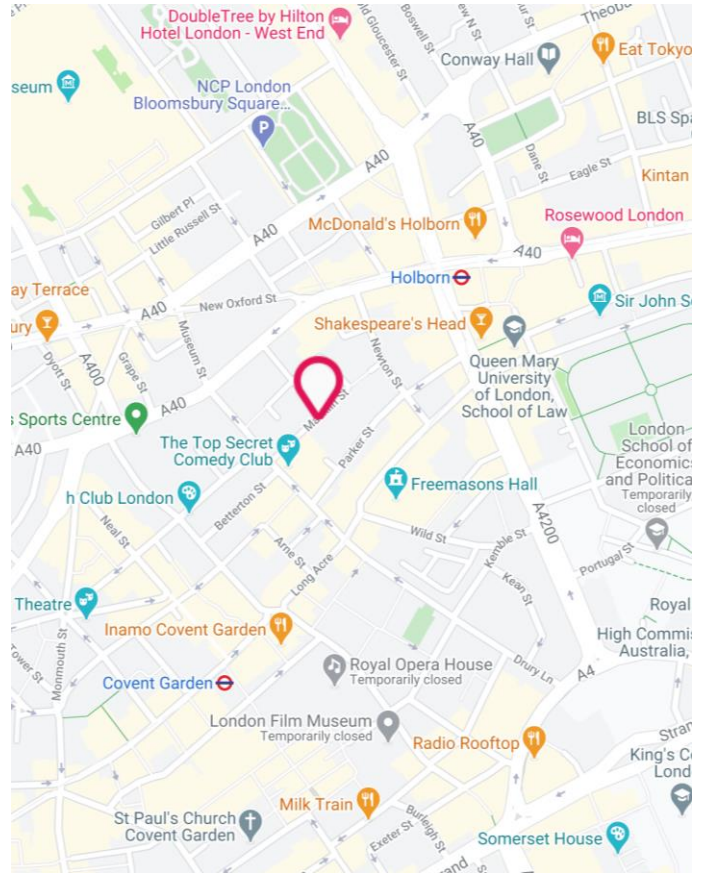
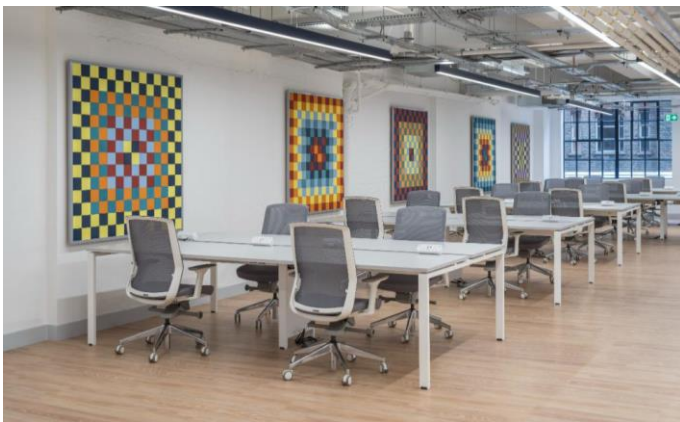
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Terms

Tenure:	Leasehold
Lease:	New FR&I Lease direct from Freeholder
Rent:	From £79.50 psf pax
Rates:	Estimated at £25.00 psf (2021/22)
Service Charge:	Estimated at £5.00 psf
EPC Rating:	B + C

Amenities

- Remodelled façade
- Lockers and shower facilities
- Raised access floors
- New LED lighting
- High speed fibre enabled
- Cycle storage with sockets for charging electric bikes
- Exposed VRF air conditioning & exposed ceilings
- New WCs
- Fully fitted kitchen with capped services provided on every floor
- Occupation design density 1 person to 8 sq m

Rhys Evans, Partner

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✉️ revans@monmouthdean.com

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