

**12 Macklin Street, Covent Garden,
London WC2B 5NF**



STUNNING, NEWLY FITTED PART GROUND & ENTIRE 1ST FLOOR OFFICE
11,157 sq ft



Location

Located in Covent Garden, the West End's most vibrant sub-market boasting a culturally rich and diverse business, retailing and leisure offer. Today, it is at the centre of London's cultural heartland, with internationally recognised institutions such as The Royal Opera and The Royal Ballet, more than twenty thriving theatres and the National Gallery. The arrival of the Elizabeth Line has been the catalyst for significant investment and consolidated Covent Garden's reputation as the go-to destination for business, retail and leisure. Both Holborn, Covent Garden and Tottenham Court Road Stations are within a 5 minute walk.

Description


Built in 1928 as a fruit & veg warehouse, the majority of the building, was extensively refurbished in 2021. The office accommodation is arranged across ground, first and first floor levels, with a private entrance. Models One occupy the 2nd floor. This stunning, lofty, office was comprehensively fitted out in 2022 by the existing occupier to the highest of standards featuring a large "town hall" style reception, extensive state of the art meeting & board rooms and an extensive open plan 1st floor with approx. 100 desks and break out areas, private phone booths and very attractive kitchens. The office also has its own private feature staircase and DDA lift.

Floor Areas (Cannot be Split/Internal Staircase & Lift)

Floor	sq ft	sq m	Rent PAX)
Entire 1 st Floor	7,663	712	£60.50 psf
Part Ground Floor	3,494	325	£60.50 psf
TOTAL (approx.)	11,157	1,037	
*Measurement in terms of *NIA			




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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 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 2025

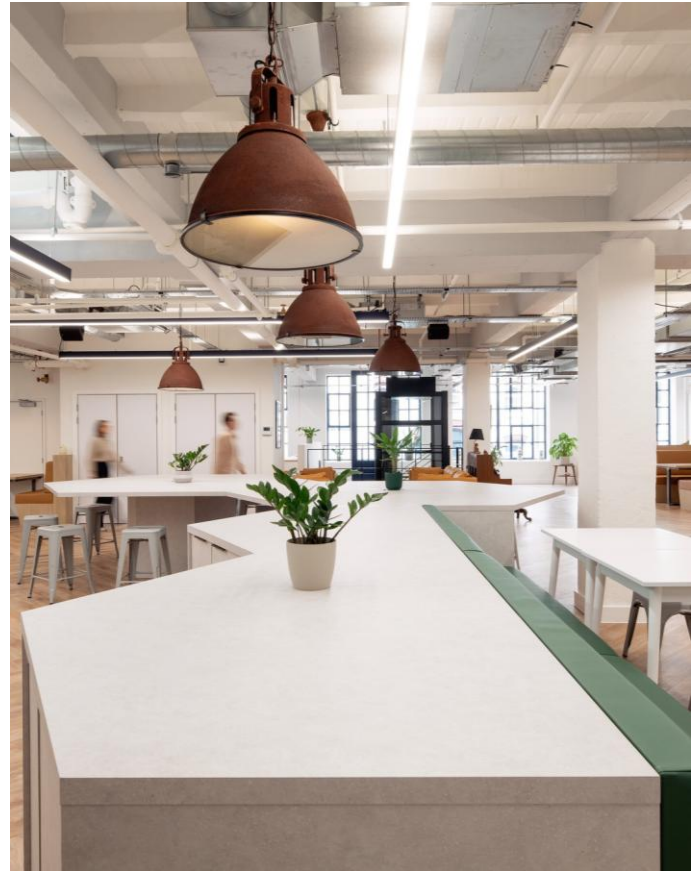
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 36-40 Glasshouse Street London W1B 5DL

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STUNNING NEWLY FITTED OFFICE TO LET | 11,157 sq ft



Terms

Lease/deal:	An assignment of the existing lease for a term until 31/05/2032 with a tenant break 01/06/2027 & if not operated 8 months rent free. INSIDE the L&T Act . There is also a favourable Covid Clause & Dog Clause .
Premium:	A Premium is sought for the benefit of this under rented, beautifully fitted office with the benefit of all fixtures & fittings therein.
Rent:	Passing rent is £675,000 pax (£60.50 psf pax)
Rates:	Approx £29.11 psf (tenant to make their own enquiries) on 2025/2026 Valuation
Service Charge:	Capped at approx. £5.50 psf pa plus annual RPI incrementation.

Amenities

- New VRF A/C
- Significantly enhanced and restored façade reflecting the building's rich heritage as a Fruit & Veg warehouse
- Solid raised floors
- New Crittall style windows and doors at ground floor
- EPC B
- Private DDA compliant lift and feature staircase
- State of the Art 2 ½ years old) fit out saving £1.5m Capex
- Plug & Play Grade A+ Spec
- New end of journey facilities for bikes with lockers and showers
- Moments from Tubes and Crossrail

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