

37-38 Long Acre

Covent Garden, London, WC2

3rd Floor – 1,321 sq ft / 122.82 sq m

2nd Floor – 1,322 sq ft / 122.82 sq m

1st Floor – 1,965 sq ft / 182.55 sq m

Private Fully Fitted and CAT A workspace

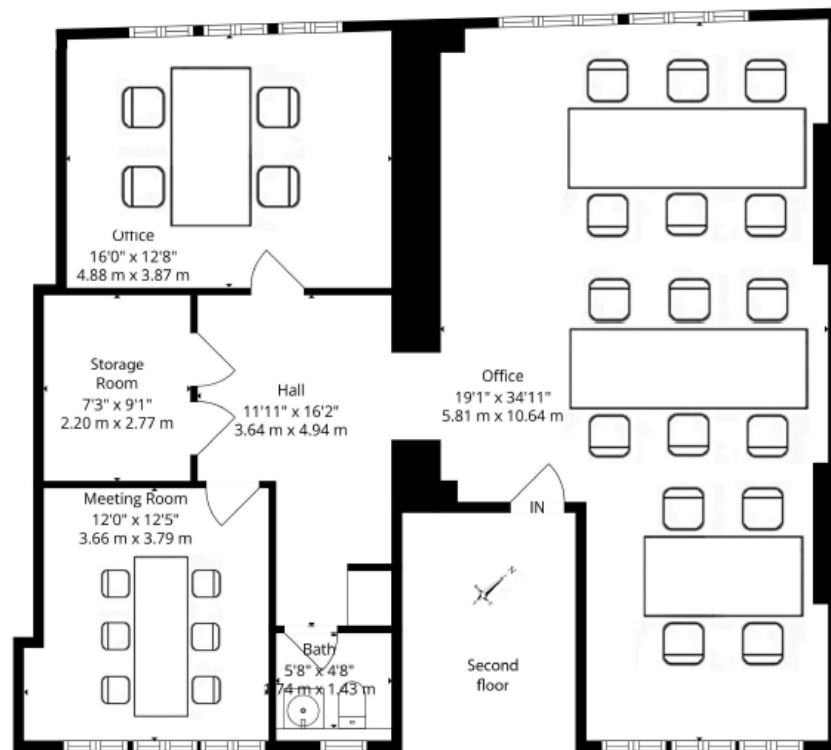
2ND AND 3RD FLOOR FULLY FITTED

1ST FLOOR TO BE REFURBISHED

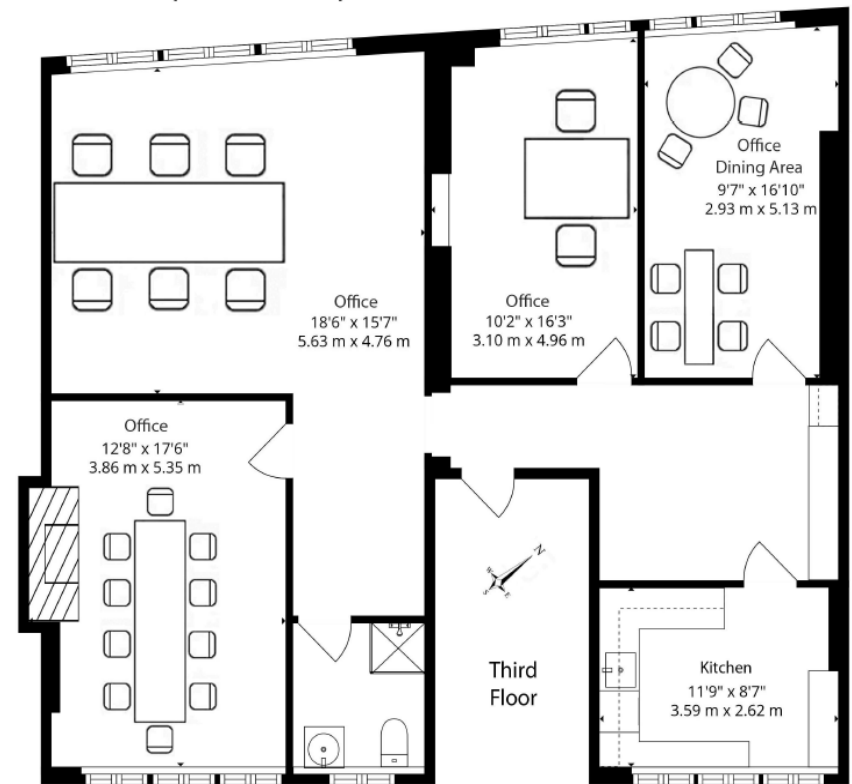
EXCELLENT COVENT GARDEN LOCATION



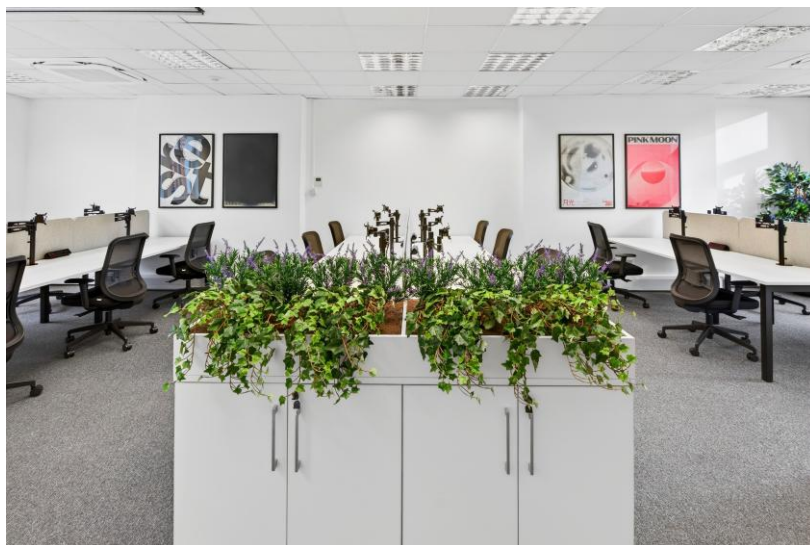
2nd Floor – 1,322 sq ft



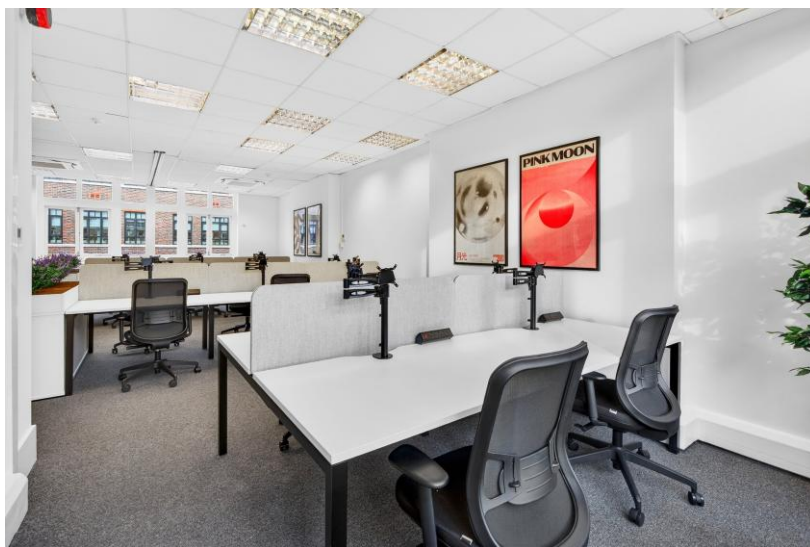
3rd Floor – 1,321 sq ft



STAGE



STAGE



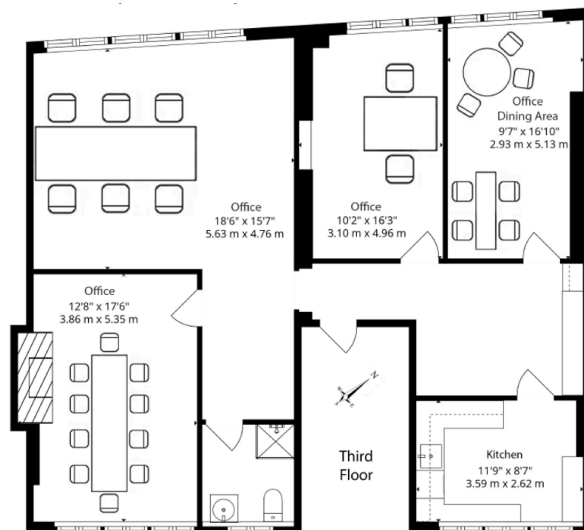
Amenities

- Open-plan workstations
- Private meeting rooms/offices
- Breakout/dining area
- Kitchenette (3rd floor)
- Demised WCs
- Comfort cooling
- Perimeter trunking with fibre cabling
- Excellent natural light
- 1st floor to be refurbished
- EPC - D
- Occupier managed solutions available upon request



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Floor Plan (3rd Floor)



Indicative only. Not to scale.

Floor Areas

Floor	sq ft	sq m	Workstations
3 rd	1,321	122.82	8
2 nd	1,322	122.82	20
1 st *	1,965	182.55	CAT A
Total	4,609	428.19	

*coming soon and to be refurbished

Location & Connectivity



Covent Garden

1 mins



Leicester Square

3 mins



Tottenham Court Road

8 mins

Outgoings (per sq ft)

Rent	Business Rates	Service Charge	Total
From £45.00	£20.88	£5.50	£71.38

Term

New flexible leases are available direct from the Landlord on terms by arrangement.

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