

ICI SAINT MARTINS COVENT GARDEN

3RD FLOOR 7,916 SQ FT
HIGH QUALITY, FULLY FITTED
AND FURNISHED OFFICES





101 SAINT MARTINS
7,916 SQ FT PRIME FITTED
OFFICES IN THE HEART
OF COVENT GARDEN

Newly refurbished, spacious
reception designed by
Barr Gazetas Architects.





AMENITY RICH

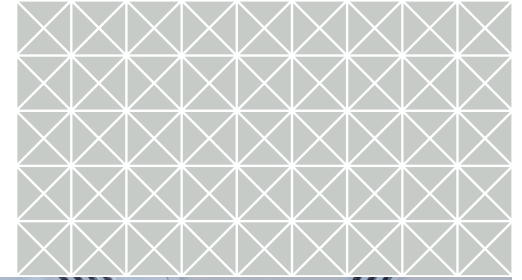
Newly refurbished atrium including two bookable meeting rooms, quiet zones and collaborative break out spaces.

Bike storage and shower/changing facilities located in the basement.

3RD FLOOR

FULLY FITTED AND FURNISHED
BY THE LANDLORD

- Four pipe fan coil air conditioning
- LG7 compliant lighting providing 400 lux
- Metal plank ceiling
- Fully accessible raised flooring
- Newly refurbished demised WCs
- Fibre available via COLT and BT







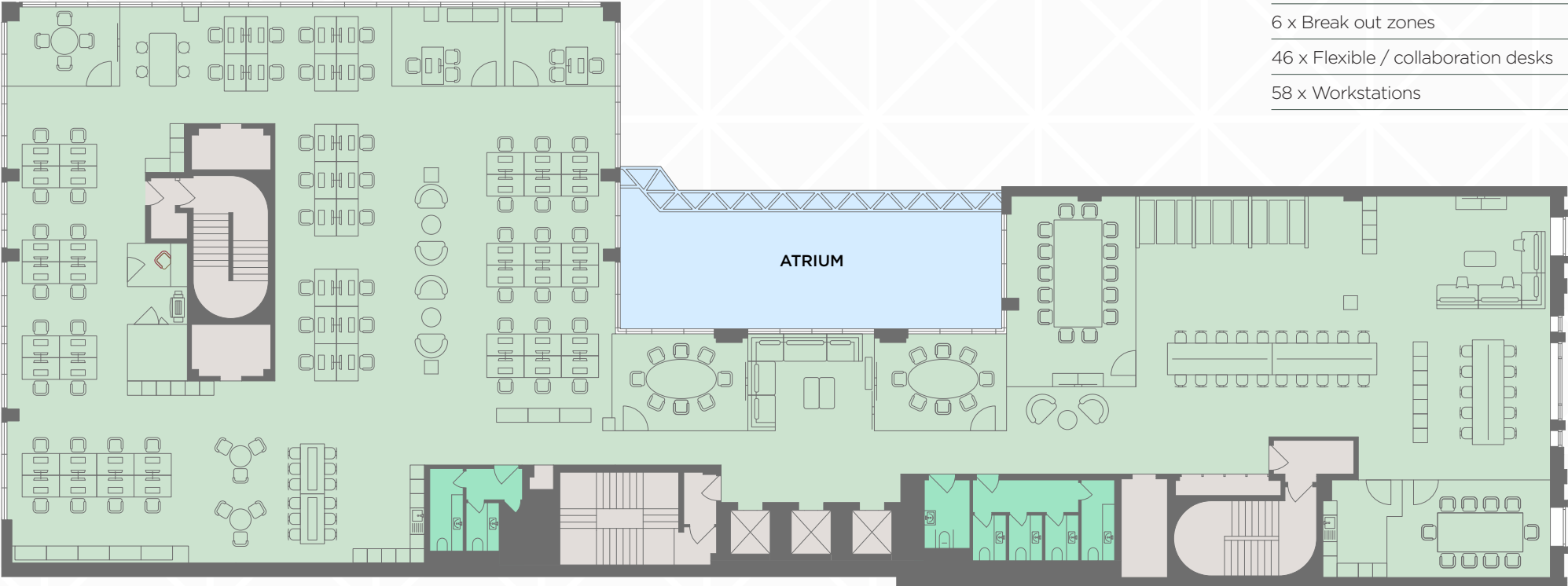
BUILT FOR
COLLABORATION



3RD FLOOR

SPACE PLAN

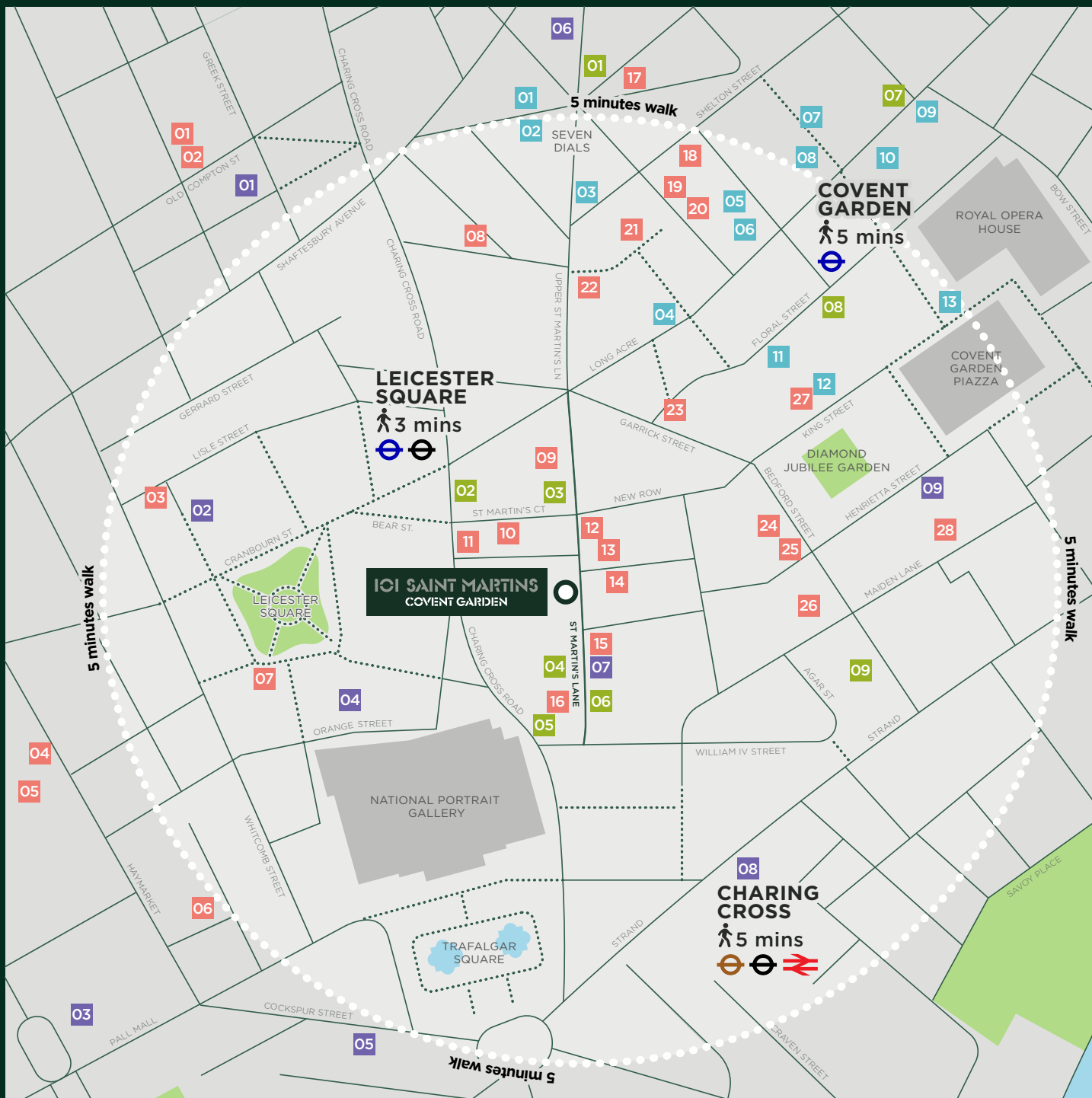
- 1 x 14 person boardroom
- 1 x 10 person meeting room
- 1x 4 person meeting room
- 2 x 8 person meeting rooms
- 2 x Executive/private offices
- 2 x Kitchens
- 6 x Break out zones
- 46 x Flexible / collaboration desks
- 58 x Workstations



- Office demise
- WC's
- Core / common areas

N
Indicative only.
Not to scale.

ST MARTIN'S LANE



SURROUNDED BY AN INCREDIBLE RANGE OF LOCAL AMENITIES

FOOD & DRINK

- 01 Little Italy
- 02 Balans Soho, No.34
- 03 Burger & Lobster
- 04 Fallow
- 05 'O Ver St. James
- 06 Brumus
- 07 Whitcomb's
- 08 The Ivy
- 09 Browns
- 10 J Sheekey
- 11 Gorden Ramsay Street Burger
- 12 Mr Fogg's Tavern
- 13 Côté St Martin's Lane
- 14 The Restaurant at St Martins Lane
- 15 La Roche
- 16 Prezzo
- 17 The Escapologist Bar
- 18 Hawksmoor
- 19 Le Bab
- 20 Temper
- 21 DallaTerra
- 22 Dishoom
- 23 Le Garrick
- 24 Wagamama
- 25 Blacklock
- 26 Wahaca
- 27 Clos Maggiore
- 28 Rules

SHOPPING

- 01 Carhartt
- 02 Rains
- 03 The Ordinary
- 04 Barbour
- 05 Stanfords
- 06 Uniqlo
- 07 Mango
- 08 Space NK
- 09 AllSaints
- 10 Zara
- 11 A.P.C.
- 12 Hackett
- 13 Mulberry

HOTELS

- 01 Kettner's
- 02 W London
- 03 Sofitel London St James
- 04 Radisson Blu
- 05 The Trafalgar St. James
- 06 Covent Garden Hotel
- 07 St Martins Lane London
- 08 The Clermont
- 09 Henrietta Experimental

LIFESTYLE

- 01 Cambridge Theatre
- 02 Wyndham's Theatre
- 03 Noël Coward Theatre
- 04 The Duke of York's Theatre
- 05 Garrick Theatre
- 06 London Coliseum
- 07 Nuffield Gym
- 08 Peloton Studios
- 09 Fitness First



**SITUATED IN VIBRANT
AND ENERGETIC COVENT
GARDEN, 101 SAINT MARTINS
IS SURROUNDED BY WORLD
FAMOUS CULTURAL INSTITUTIONS,
LUXURY RETAIL AND DINING
OPTIONS FOR EVERY TASTE**



BLUEBOOK

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