

## 80-84 St Martin's Lane London, WC2N

Fully fitted and furnished - To Let  
1<sup>st</sup> Floor – 1,802 sq ft



### LOCATION

The property is located near the junction of Cranbourn Street and Long Acre, just a stone's throw away from Leicester Square station. The area benefits from a large array of food, beverage and cultural amenities.




### DESCRIPTION

The property is comprised of retail on the ground and lower ground and office use on the four upper floors. The unit is bright and spacious with a large amount of natural light provided by the skylights in the A frame ceiling.

### Virtual Tour -

<https://my.matterport.com/show/?m=Du3ReBRVcEw>

### TRANSPORT LINKS

Leicester Square Station		1 minutes
Covent Garden		3 minutes
Charing Cross Station		6 minutes

### AMENITIES

The accommodation benefits from the following amenities:

- Fully fitted and furnished
- Cabling in situ
- Air conditioning
- Large boardroom with separate access
- Kitchen
- Internal meeting room
- Extremely good levels of natural light

### AVAILABILITY

1<sup>st</sup> floor – 1,802 sq. ft.

### TERMS

Available by way of sublease or assignment until 12<sup>th</sup> August 2022.

**Rent:** £39.50 per sq. ft.

**Rates:** £16.53 per sq. ft.

**Service charge:** £13.89 per sq. ft.

### CONTACT

For further information or to arrange a viewing please contact:

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## PHOTOS

