



OFFICE TO LET

ORION HOUSE

5 Upper St. Martin's Lane, London, WC2H 9EA

A rare opportunity to take space in this Covent Garden icon that offers unrivalled views across the West End.

5,850 TO 12,416 SQ FT

RX
LONDON

Summary

Available Size	5,850 to 12,416 sq ft
Rent	£105 - £115 per sq ft
Rates Payable	£35.70 per sq ft
Service Charge	£21.73 per sq ft
Total	£162.43 - £172.43 per sq ft
EPC Rating	Not applicable

Key Features

- Incredible tower views
- Newly refurbished reception
- New Cat A floors
- Refurbished WCs
- Refurbished showers

Description

Three penthouse-style office floors, carefully refurbished to deliver contemporary workspace, improved specification and views across Covent Garden and the West End.

A redesigned reception creates a new arrival experience at Orion House, introducing contemporary finishes, improved flow and a confident welcome.

Location

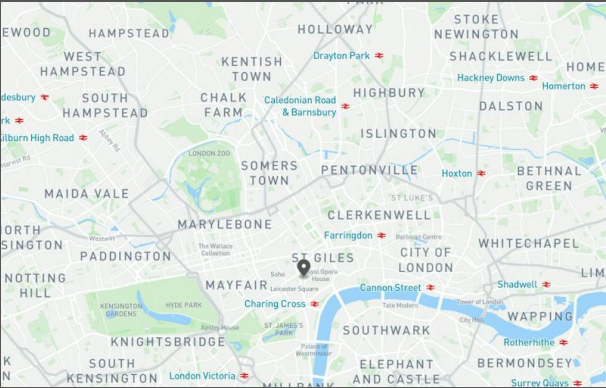
Positioned at the gateway to Seven Dials, Orion House sits at the centre of one of London's most vibrant districts. Covent Garden's theatres, restaurants and independent retailers are all moments away, placing occupiers within a dynamic and culturally rich environment.

Underground stations at Tottenham Court Road (Elizabeth, Central and Northern lines) Covent Garden (Piccadilly line), Leicester Square (Northern and Piccadilly lines) and Charing Cross (Bakerloo line, Northern line and National Rail) are all conveniently located within only short walking distances.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
15th	3,005	279.17	Available
14th	3,561	330.83	Available
13th	5,850	543.48	Available
Total	12,416	1,153.48	



Get in touch

Catherine Lloyd

020 7096 7050 | 07795 445 833
catherine.lloyd@rx.london

Amelia Royds

07984888063
amelia.royds@rx.london

Hannah Buxton

07976 747 569
hannah.buxton@rx.london

rx.london

These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements of dimensions contained in these particulars.

Generated on 17/09/2026



