



CENTRAL COVENT GARDEN!

## 45 Monmouth Street, London, WC2H 9DG

Characterful Office Space In Central Covent Garden and Overlooking Seven Dials

### Summary

|                |                           |
|----------------|---------------------------|
| Tenure         | To Let                    |
| Available Size | 2,280 sq ft / 211.82 sq m |
| Rent           | £52.50 per sq ft          |
| Service Charge | £14.78 per sq ft          |
| Rates Payable  | £29.97 per sq ft          |
| Rateable Value | £117,000                  |
| EPC Rating     | B (50)                    |

### Key Points

- 1st Floor - partially fitted with a number of partitioned offices
- Overlooking Seven Dials
- Raised floors
- Excellent natural light
- Passenger lift
- Air-conditioning

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| Rateable Value | £117,000         |
| Service Charge | £14.78 per sq ft |
| Estate Charge  | N/A              |
| EPC Rating     | B (50)           |

## Description

The property is well located in the heart of Covent Garden. Offers good quality office space, with excellent natural light.

## Location

The property is located on the east side of Monmouth Street, adjacent to the Seven Dials roundabout in the centre of Covent Garden, with all the amenities associated with this vibrant area including retails shops, restaurants and bars. The premises have excellent transport facilities and are within a few minutes' walk of Covent Garden underground station (Piccadilly Line) and Leicester Square underground station (Northern Line).

## Accommodation

The accommodation comprises of the following

| Name | sq ft | Rent (sq ft) | Rates Payable (sq ft) | Service Charge (sq ft) |
|------|-------|--------------|-----------------------|------------------------|
| 1st  | 2,280 | £52.50       | £29.97                | £14.78                 |

## Specification

- 1st Floor partially fitted with a number of partitions and a kitchenette
- Raised floor
- Excellent natural light
- Passenger lift
- Air-conditioning
- NB - The 1st floor is NOT furnished

## Viewings

By appointment only, via sole agents Kinney Green.

## Terms

By way of a new lease for a term by arrangement directly from the Landlord.

## Video

- 1st Floor - Video Tour - <https://youtu.be/RbAzfhNq4Lo>



## Viewing & Further Information

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