

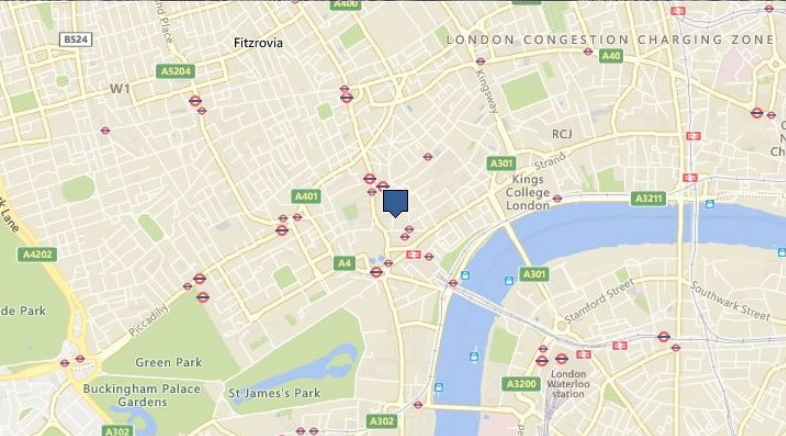


38 St. Martin's Lane, London WC2N 4ER

TO LET

Fully fitted plug & play character
office space in Covent Garden

**2,789 Sq Ft
(259 Sq M)**



LOCATION

The property is a moment away from some of the best attractions, cafes and restaurants in London. Charing Cross mainline station, Leicester Square (Piccadilly and Northern lines) and Covent Garden (Piccadilly line) underground stations are within a short walking distance.

DESCRIPTION

The 2nd floor has been fitted out to provide open plan desks for 38 staff, 1 x 10-12 person boardroom, 2 x 4-6 person meeting rooms, 2 x 2 person meeting rooms, kitchen and break out space, a tea point and comms room.

- ✓ Fully fitted plug & play offices
- ✓ Perimeter comfort cooling
- ✓ Contemporary suspended lighting
- ✓ 8 person passenger lift
- ✓ Shower facilities
- ✓ EPC Rating - TBA

ACCOMMODATION

Net Internal Areas	sq ft	sq m
Total	2,789	259

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.

BUSINESS RATES

Rates Payable: £22.00 per sq ft (2019/2020)

Service Charge: £4.40 per sq ft

TERMS

Assignment of existing lease at passing rent of £205,000 per annum exclusive to expire 28th September 2021 outside L&T 1954 Act.



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VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

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