

**83-84 Long Acre, Covent Garden**  
**London, WC2E 9NQ**

**OFFICE TO LET | 1,240 - 1,560 - 2,800**



**Location**

This prominent corner building is situated in the heart of Covent Garden on the north side of Long Acre between Endell Street and Drury Lane. Covent Garden Piazza and Covent Garden underground station (Piccadilly line) are within very close proximity.

**Floor Areas**

Floor	sq ft	sq m	Status
4th Floor	1,240	115	
2nd Floor	1,560	145	LET
<b>TOTAL (approx.)</b>	<b>2,800</b>	<b>260</b>	

\*Measurement in terms of \*NIA

**Description**

The available fourth floors benefit from excellent natural light due to the corner position on Long Acre, with fitted meeting rooms and wood flooring.

**Rhys Evans, Partner**

📞 020 7025 1393

**Rebecca Saxon, Agency Surveyor**

📞 020 7025 1397

Joint Agents: James Collins 020 7470 8730

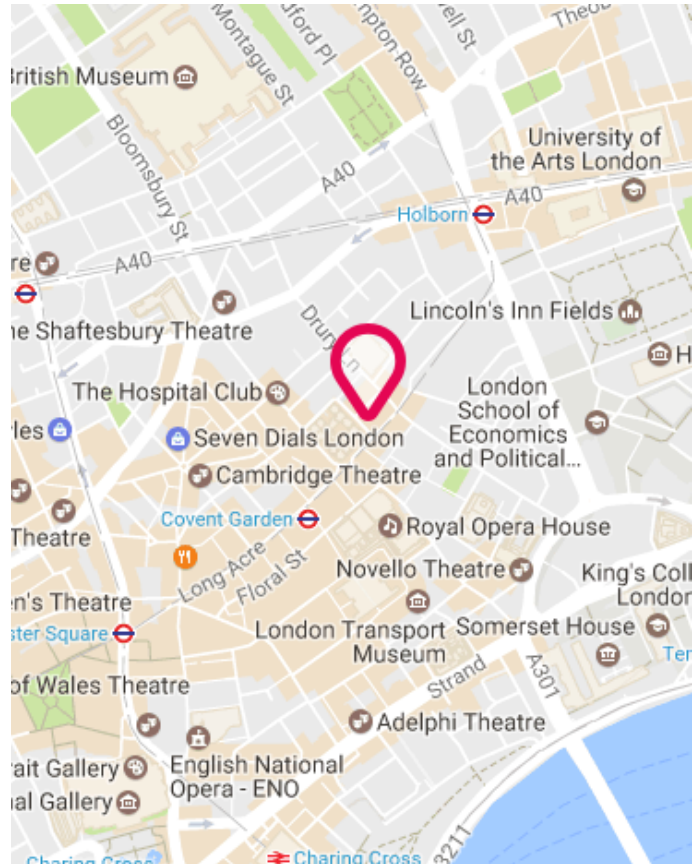
Applicants are advised to make their own enquires in respect of all rates payable to local authorities and taxes. We recommend you see [www.voa.gov.uk](http://www.voa.gov.uk) for further information. None of the systems or services in the property have been tested by us to check they are in working order. Interested parties may wish to make their own investigations. All other information provided is for guide purposes and cannot be relied upon.

**Subject to Contract April 2017**

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## Terms

Tenure:	Leasehold
Lease:	A new lease(s) available direct from the landlord subject to a mutual option to determine on or after March 2021
Rent:	4th Floor - £50.00 psf pax
Rates:	Estimated at £18.50 psf pa 2017/18
Service Charge:	Approximately £7.50 psf pax

## Amenities

- Excellent Bright Offices
- Wood floors
- Kitchenette
- Own WCs (Fourth Floor Only - separate Male & Female)
- Central Covent Garden
- Comfort Cooling
- Warehouse features
- 24 Hour Access\*
- Fitted meeting rooms

*\*please note: no-lift (walk-up access only)*

## Rhys Evans, Partner

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