

# 17 Macklin Street

Covent Garden, London, WC2B 5NR



OFFICE TO LET | 4,000 sq ft



## Location

The building is located on Macklin Street, close to its junction with Drury Lane and Newton Street. The building is near to the fashionable Seven Dials and Covent Garden piazza, benefitting from all the entertainment and restaurants the area has to offer. The property is well located with Covent Garden (Piccadilly line), Tottenham Court Road (Central and Northern line) and Holborn (Piccadilly and Central line) tube lines in close proximity.

## Floor Areas

Floor	sq ft	sq m
Ground and Mezzanine	2,000-4,000	186-372
<b>TOTAL (approx.)</b>	<b>2,000-4,000</b>	<b>186-372</b>

\*Measurement in terms of NIA

## Description

The self contained ground and mezzanine provide mainly open plan good quality space with a number of meeting rooms/offices.

**Rebecca Saxon, Agency Surveyor**

📞 020 7025 1397

**Christos Lemos, Agency Surveyor**

📞 020 7025 8941

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.

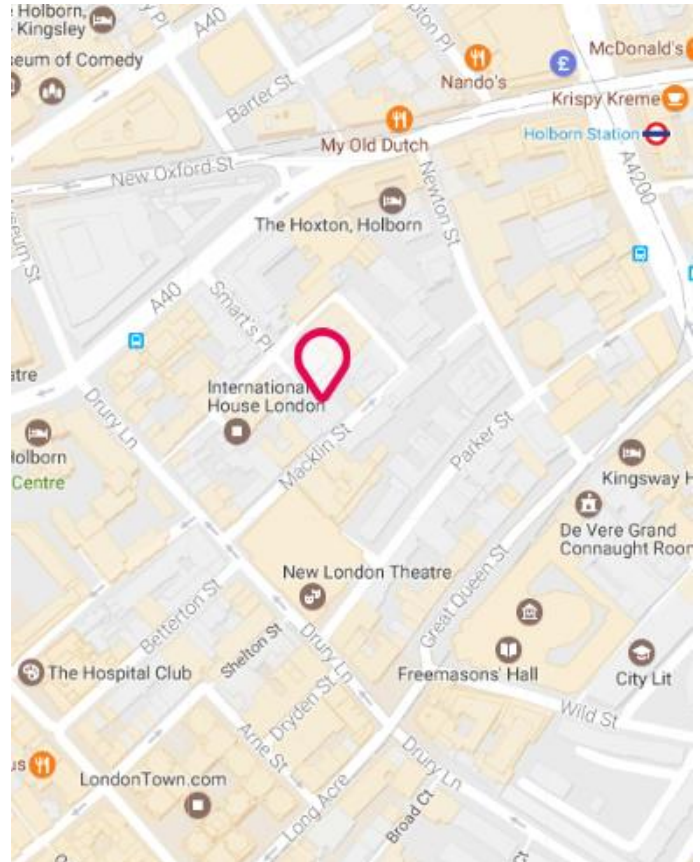
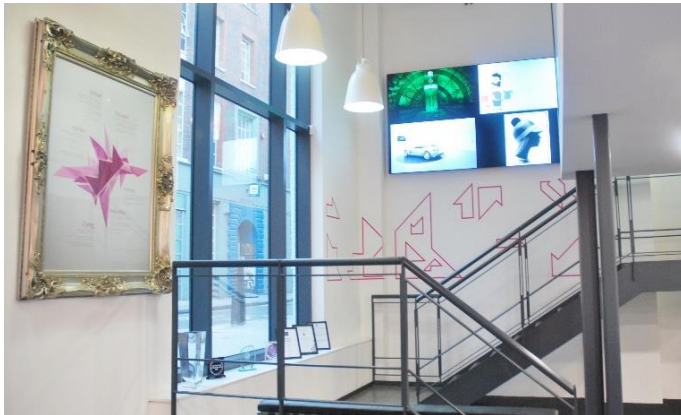
**Subject to Contract June 2017**

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## Terms

Tenure:	Leasehold
Lease:	Either assignment of the existing lease until January 2024 subject to a rent review January 2019 or a sublease until January 2019.
Market Rent	£60.00 psf pax (£240,000 pax)
Passing rent:	£38.75 psf pax (£155,000 pax)
Rates:	Estimated at £18.09 pax pa 2017/18
Service Charge:	Capped at £5.69 psf (£22,726 pa) until January 2019

## Amenities

- Air conditioning
- Self-contained
- Furniture available (separate arrangement)
- Studio style
- Exposed services
- Lift
- Shower

### Rebecca Saxon, Agency Surveyor

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