

OFFICE TO LET | 4 Desks



## Location

The property is located on Orange Street which links Haymarket to Charing Cross Road. Piccadilly Circus (Bakerloo and Piccadilly lines), Charing Cross (Bakerloo and Northern Lines) and Leicester Square (Northern and Piccadilly lines) tube stations are all within a short walking distance. Numerous bus routes serve the area from across London.

## Floor Areas

Floor	sq ft	sq m
Ground Floor	78	7.3
<b>TOTAL (approx.)</b>	<b>78</b>	<b>7.3</b>


\*Measurement in terms of \*NIA / \*IPMS

## Description

The ground floor offers open plan office space, available on a short-term flexible basis. The office provides currently 4 desks where broadband and telephone lines are also available. In addition to this, meeting rooms are available to book on a separate arrangement.

---

## Rhys Evans, Partner

 020 7025 1393

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 August 2017**

**20 Orange Street,  
Covent Garden, London, WC2H 7EF**



**OFFICE TO LET | 4 Desks**



## Terms

Tenure:	Leasehold
Lease:	12 Month license agreement
Rent:	£25,000 pa inclusive of s/c + rates (exclusive of VAT)
Rates:	Included
Service Charge:	Included

## Amenities

- Manned reception
- 24 Hour access
- Raised floor
- Furnished and cabled
- Air conditioned
- Excellent natural light

## Rhys Evans, Partner

- 📞 020 7025 1393
- ✉️ revans@monmouthdean.com

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.



Monmouth Dean LLP for themselves and for the lessors or vendors of their property whose agents they are, give notice that: (i) These particulars are set out as a general outline only, for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, any other offer of contract. (ii) All descriptions, dimensions, references to condition and necessary permission of use and occupation, and other details are given without responsibility, and any intending purchasers and tenants should not rely on them as statements or representative of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No person in the employment of Monmouth Dean LLP has any authority to make give any representation or warranty whatever in relation to this property. (iv) Unless otherwise stated all rents and prices quoted are exclusive of VAT which may be payable in addition. Subject to contract.

**Subject to Contract August 2017**