

**80 St Martin's Lane,**  
Covent Garden, London, WC2N 4AA



**OFFICE TO LET | 843 sq ft**



## Location

Situated on the west side of St Martin's Lane close to its junction with Cranbourn Street and Long Acre the property is situated in the heart of Covent Garden. The piazza is a few minutes' walk as are all the amenities of Covent Garden. Transport links are good with Covent Garden (Piccadilly Line), Leicester Square (Northern and Piccadilly Lines) and Charing Cross (Bakerloo and Northern Lines) stations within close proximity.

## Floor Areas

Floor	sq ft	sq m
3rd Floor	843	78
<b>TOTAL (approx.)</b>	<b>843</b>	<b>78</b>

\*Measurement in terms of NIA

## Description

The available 3rd floor is accessed via a well presented entrance off St Martin's Lane. the floor provides bright open plan period office space.

**Rhys Evans, Partner**

📞 020 7025 1393

**Rebecca Saxon, Agency Surveyor**

📞 020 7025 1397

**Georgia Mason, Agency Surveyor**

📞 020 7025 8945

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.

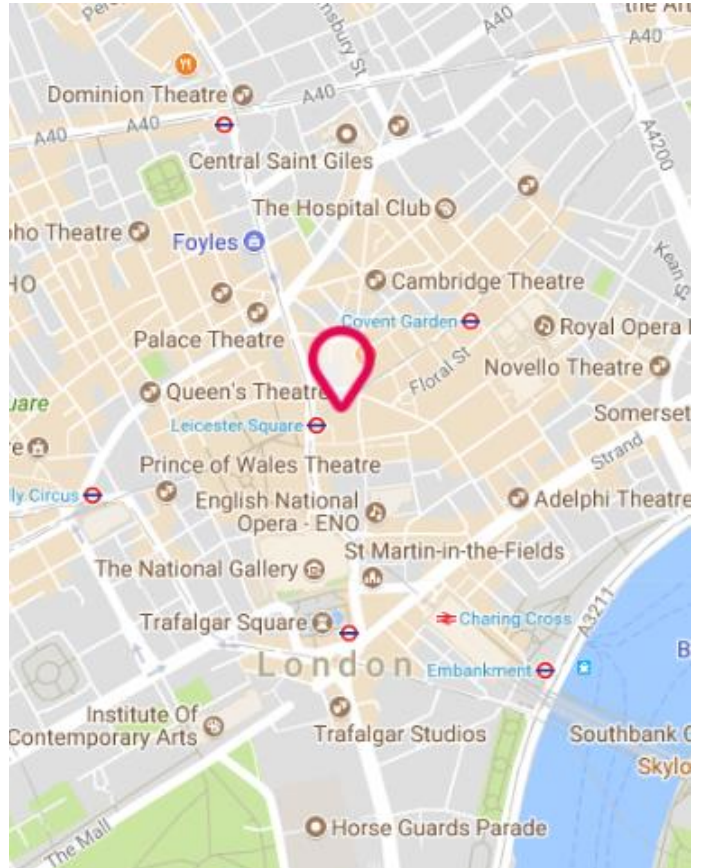
**Subject to Contract September 2017**

📞 020 7025 1390 🏠 10 Golden Square London W1F 9JA 🏠 41 Lothbury London EC2R 7HG

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## Terms

Tenure:	Leasehold
Lease:	A new lease direct from the Landlord
Rent:	£50,000 pa
Rates:	Estimated £14.12 psf pa (2017/18)
Service Charge:	TBC

## Amenities

- Perimeter trunking
- Passenger lift (accessed from the 1st floor)
- Good natural light
- Entry phone system

### Rhys Evans, Partner

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### Rebecca Saxon, Agency Surveyor

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