

**114 St Martin's Lane, Covent Garden,
WC2N 4BE**

OFFICE TO LET | c1,300 sq ft



Location

Situated on the west side of St Martin's Lane close to its junction with Cranborne 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, Leicester Square and Charing Cross stations within close proximity.

Floor Areas

Floor	sq ft	sq m
5 th Floor	c1,300	121
TOTAL (approx.)	1,300	121

*Measurement in terms of *NIA

Description

The fifth floor provides bright office accommodation divided into 2 private offices, an open plan area and a kitchenette.

Rhys Evans, Partner

📞 020 7025 1392

Georgia Mason, Agency Surveyor

📞 020 7025 8945

Joint Agents: Cluttons - 020 7408 1010

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 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.

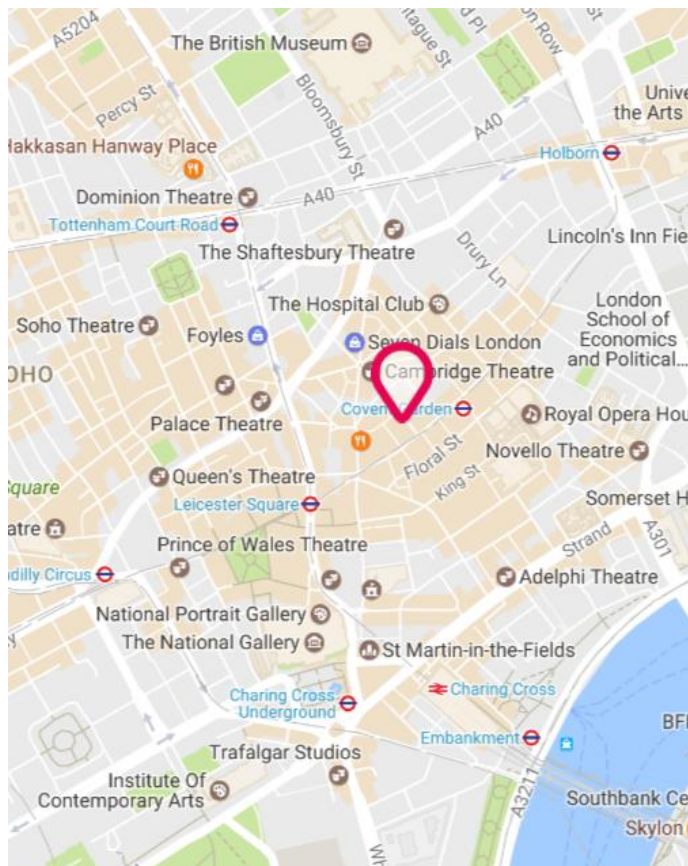
Subject to Contract November 2017

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Terms

Tenure:	Leasehold
Lease:	A new sublease until 25 th December 2022 subject to a tenant option to break 1 st June 2020
Rent:	£57.50 psf pax
Rates:	Estimated at £30.00 psf pa (2017/18)
Service Charge:	£15.00 psf pax

Amenities

- Manned reception
- Passenger lift
- Air conditioned
- Excellent natural light

Rhys Evans, Partner

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✉️ revans@monmouthdean.com

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✉️ gmason@monmouthdean.com

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