

**37-38 Long Acre, Covent Garden, London,
WC2E 9TJ**



OFFICE TO LET | 1,804 sq ft



Location

Situated on the south side of Long Acre, this office is within close proximity to Covent Garden Tube Station (Piccadilly Line). There are many restaurants, hotels and shops nearby, with retailer MUJI located on the Ground Floor below.

Floor Areas

Floor	sq ft	sq m
First Floor	1,407	131
Mezzanine Comms. Room	68	6
Second Floor	329	31
TOTAL (approx.)	1,804	168

*Measurement in terms of *NIA

Description

The available space is arranged over a first and part second floor on Long Acre, a prime retail street in Covent Garden. The space benefits from excellent natural light and is available immediately.

Rhys Evans, Partner

📞 020 7025 1393

Joint Agents: Robin Calver 020 7497 0402

Georgia Mason, Agency Surveyor

📞 020 7025 8945

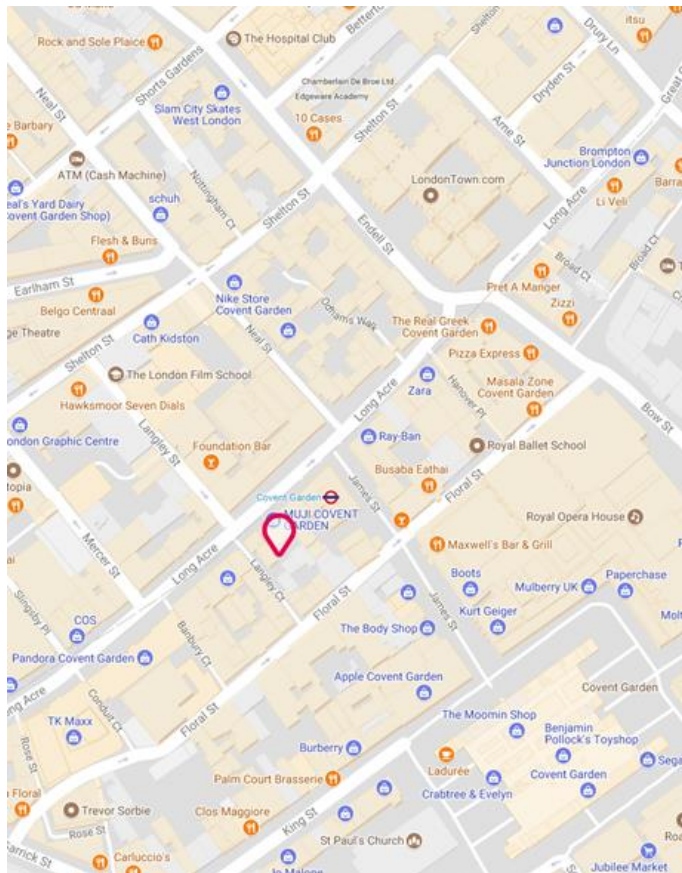
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Subject to Contract January 2018

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Terms

Tenure:	Leasehold
Lease:	New lease to be granted outside the Landlord & Tenant Act 1954
Rent:	£50.00 psf pax
Rates:	Estimated at £22.12 psf pa 2017/18
Service Charge:	Approximately £4.00 psf pax

Amenities

- Comfort Cooling
- Kitchen
- Perimeter trunking
- WCs
- Refurbished

Rhys Evans, Partner

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✉ revans@monmouthdean.com

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Georgia Mason, Agency Surveyor

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