

REFURBISHED, SELF-CONTAINED OFFICES TO LET | 500 / 1,000 /1,500 sq ft



## Location

Maiden Lane is in the heart of Covent Garden, and benefits from a quiet position. 30 Maiden Lane is situated on the North side of the street, close to the historic Rules restaurant.

The property is well connected by public transport, with Covent Garden (Piccadilly line), Embankment (District, Circle and Northern lines) and Charing Cross (Bakerloo and Northern lines) Underground stations and Charing Cross and Waterloo mainline stations located nearby.

## Description

30 Maiden Lane is a period building with original sash windows on each floor. The building has been comprehensively refurbished to provide contemporary small suites, or the potential to acquire a self-contained building (1st – 3rd floors), for a growing business.

The refurbishment features new LED lighting, new wooden floors, and new WCs throughout.

## Floor Areas

Floor	sq ft	sq m	Rent (pax)
3rd floor	485	45	£40,000
2nd floor	508	47	£42,500
1st floor	502	47	£45,000
TOTAL (approx.)	1,495	139	


\*Measurement in terms of NIA

### Covent Garden

The modern story of Covent Garden began in the 1630s when an area formerly belonging to Westminster Abbey known as 'the Convent Garden' was redeveloped for the 4th Earl of Bedford, with a world famous Piazza by Inigo Jones.


Covent Garden is one of London's leading tourist and shopping destinations with a large selection of restaurants, theatres and flagship retail stores, some of which are unique to the area. The famous Piazza is a focal point, with an exclusive market and live entertainment all year round. [www.coventgarden.london](http://www.coventgarden.london)

Rhys Evans, Partner

 020 7025 1393

Joint Agents: CBRE – 0207 182 2000

Olivia Stapleton, Agency Surveyor

 020 7025 8940

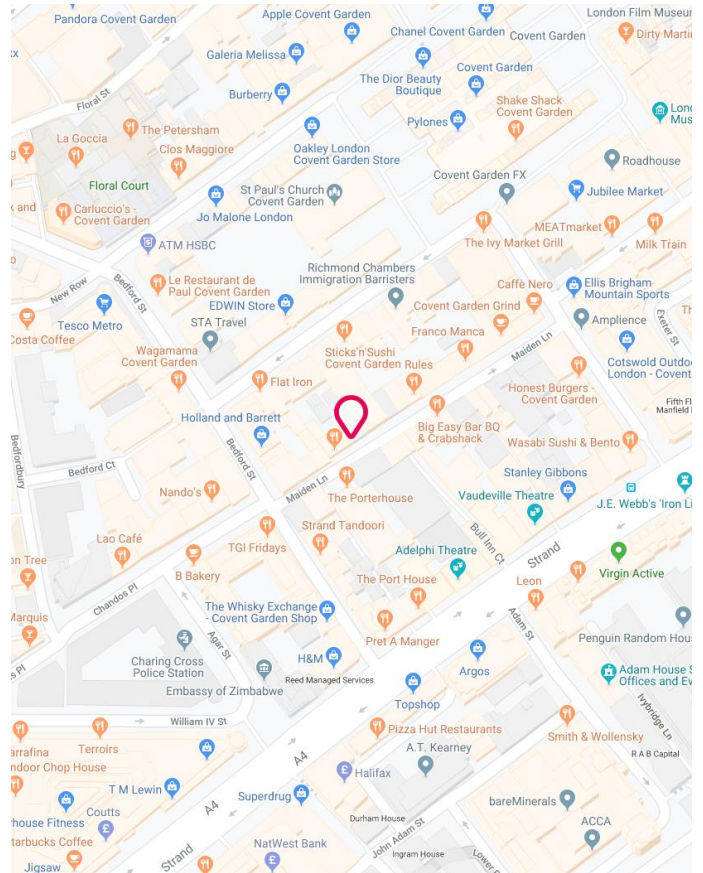
Applicants are advised to make their own enquires in respect of all rates payable to local authorities and taxes. We recommend you see [www.voa.gov.uk](http://www.voa.gov.uk) for further information. None of the systems or services in the property have been tested by us to check they are in working order. 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 March 2020

30 Maiden Lane,  
Covent Garden, London WC2



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## Terms

Tenure:	Leasehold
Lease:	A new lease is available directly from the landlord.
Rent:	Floors from £40,000 per annum exclusive
Rates:	Estimated at £20.00 psf pa (2019/20)
Service Charge:	TBC
EPC Rating:	TBC

## Amenities

- Newly refurbished
- Raised floors
- LED lighting
- Central heating
- Generous ceiling heights
- Video entry system

Rhys Evans, Partner

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