

CGI representation

SMALL COVENT GARDEN OFFICE FOR RENT



4th Floor, 67-68 Long Acre

London, WC2E 9JD

A newly refurbished office suite that is located in the heart of Covent Garden and just a few minutes walk from the station

1,488 sq ft
(138.24 sq m)

- Great location
- Newly refurbished office
- Concierge in reception
- Lift
- Open plan
- New fitted kitchen
- Under floor cabling system
- Communal shower in building
- Economic costs

4th Floor, 67-68 Long Acre, London, WC2E 9JD

Summary

Available Size	1,488 sq ft
Rent	£81,840 per annum
Rates Payable	£40,981 per annum
Service Charge	£19,344 per annum
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon Enquiry

Description

A newly refurbished 4th floor office, having good natural light with windows front and rear. 67-68 Long Acre is a modern office building behind a classic period façade. An additional 1,815 sq. ft is available on the 3d floor.

Location

Situated on the south side of Long Acre between the junctions of Bow Street and Drury Lane and surrounded by Covent Garden's superb shopping and restaurants. Covent Garden (Piccadilly line), Holborn (Piccadilly and Central lines) + Leicester Square (Northern and Piccadilly lines) are all within easy walking distance.

Accommodation

The accommodation comprises of the following floor area and total costs inclusive of rent, service charge and business rates

Name	sq ft	Total /sq ft	Total month	Total year
4th	1,488	£95.54	£11,847.08	£142,165

Terms

A new lease is offered directly from the landlord.

VAT

VAT is payable on the rent and service charge for this building.

Availability

This office is ready to occupy now.

Inspections

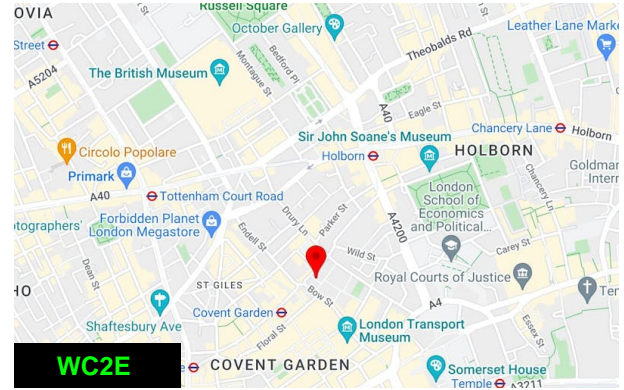
Via the landlord's joint agents, Kyle Nicholls of Graham + Sibbald - 020 7224 2222 or David Shapiro of Ashurst Real Estate - 020 7419 5117.

Visit this property's dedicated website

You will find more photos, information, floor plan and a walk round video tour at <https://m.search-prop.com/4th-floor-67-68-long-acre-london>

Ashurst Real Estate

If this property is now for you, take a look at our other available properties at <https://ashurstre.search-prop.com/properties>



Viewing & Further Information

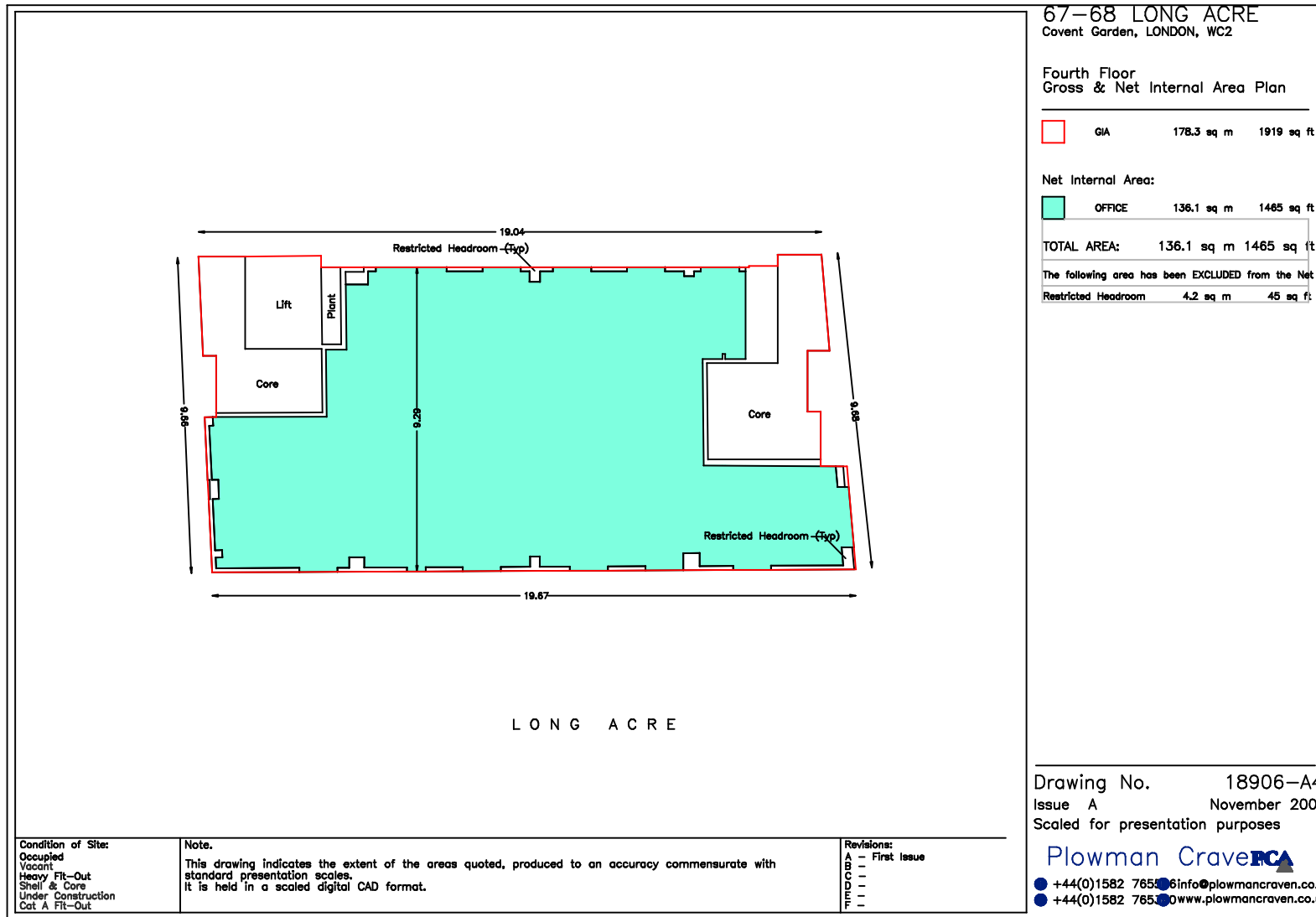


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67-68 LONG ACRE
Covent Garden, LONDON, WC2

Fourth Floor
Gross & Net Internal Area Plan

□ GIA 178.3 sq m 1919 sq ft

Net Internal Area:
■ OFFICE 136.1 sq m 1465 sq ft

TOTAL AREA: 136.1 sq m 1465 sq ft

The following area has been EXCLUDED from the Net Internal Area:
Restricted Headroom 4.2 sq m 45 sq ft

L O N G A C R E

Drawing No. 18906-A4
Issue A November 2007
Scaled for presentation purposes

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Condition of Site:
Occupied
Vacant
Heavy Fit-Out
Shell & Core
Under Construction
Cat A Fit-Out

Note.
This drawing indicates the extent of the areas quoted, produced to an accuracy commensurate with standard presentation scales. It is held in a scaled digital CAD format.

Revisions:
A - First Issue
B -
C -
D -
E -
F -