

# ICI SAINT MARTINS

4,956 SQ FT  
UNIQUE, NEWLY REFURBISHED,  
GROUND FLOOR OFFICE  
AVAILABLE NOW

PLUS NEW ARCHITECTURALLY-DESIGNED  
BUILDING RECEPTION, MEETING ROOM  
AND BREAK OUT SPACES



## NEWLY REFURBISHED CAT A SPACE

CGI: GROUND FLOOR FULLY FITTED



GROUND FLOOR SUITE



### UNIQUE SPACE

Voluminous, light-filled space with 3.8 m floor-to-ceiling height and full height windows.

### CATEGORY A SPECIFICATION

- Four pipe fan coil air conditioning
- LG7 compliant lighting providing 400 lux
- Metal plank ceiling
- Metal tile raised floors
- Capped off services
- Newly refurbished demised WCs
- Fibre available via COLT and BT

### HIGH QUALITY END OF JOURNEY FACILITIES

7 showers, 54 cycle spaces and 65 lockers.

### NEW SPACES

Large communal atrium and new architecturally designed reception incorporating break out spaces and bookable meeting rooms delivering in Q4 2023.

### BASEMENT STORAGE

1,079 sq ft additional basement storage with 4 m+ floor-to-ceiling height.



CGI: GROUND FLOOR FULLY FITTED



CGI: RECEPTION



**SITUATED IN VIBRANT AND  
ENERGETIC COVENT GARDEN,  
101 SAINT MARTINS IS SURROUNDED  
BY WORLD FAMOUS CULTURAL  
INSTITUTIONS, LUXURY RETAIL AND  
DINING OPTIONS FOR EVERY TASTE**



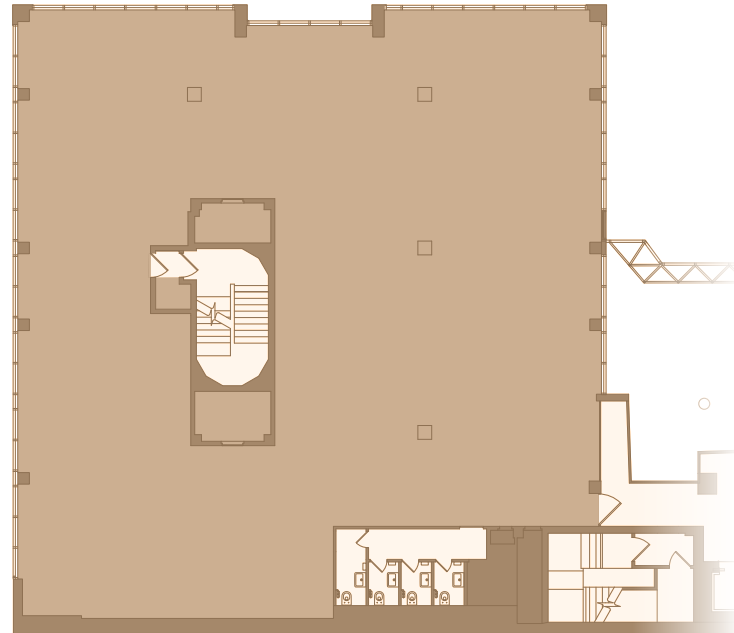
4 MINS WALK ····· COVENT GARDEN ○

4 MINS WALK ····· CHARING CROSS ○○ ➡

11 MINS WALK ····· TOTTENHAM COURT ROAD ○○ ⚙

20 MINS WALK ····· WATERLOO ●○ ➡

**GROUND FLOOR**  
4,956 SQ FT / 460 SQ M



**RENT**  
£75.00 per sq ft  
**RATES**  
£34.35 per sq ft  
**SERVICE CHARGE**  
£14.88 per sq ft



PLAN NOT TO SCALE  
FOR INDICATIVE PURPOSES ONLY



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