

RARE OPPORTUNITY TO ACQUIRE A PRIME UNIT IN THE HEART OF COVENT GARDEN



Ground & Basement
2,997 Sq Ft / 278.43 Sq M

Use Class 'E' – Suitable for a wide range of occupiers

LOCATION

The building is located on the West side of St Martin's Lane in the heart of Covent Garden and is surrounded by a huge variety of restaurants, eateries, bars, theatres and retail.

The area is extremely well served by public transport with Leicester Square (Piccadilly and Northern Lines), Covent Garden (Piccadilly Line), Charing Cross (Bakerloo, Northern and South Eastern Trains) and Tottenham Court Road (Elizabeth, Central and Northern Lines) stations all within easy walking distance and numerous bus routes operating within the immediate vicinity.



99 ST MARTIN'S LANE COVENT GARDEN LONDON, WC2N 4AZ

DESCRIPTION

The unit comprises a total of 2,997 sq ft, arranged over ground and basement levels. The ground floor benefits from a generous ceiling height in excess of 4m throughout. The ground floor is currently being completely stripped out and will be available in a fully open plan condition.

The basement provides rooms for storage, an office and WCs. The basement also benefits from an open plan office area of circa. 900 sq ft.

FLOOR AREAS

Floor	Size (Sq Ft)
Ground	1,447
Basement	1,550
Total	2,997

AMENITIES

- Prime retail opportunity
- Potential extraction
- Extremely high footfall
- High visibility
- High Ceilings of 4m+ on the ground floor
- Suitable for a wide range of occupiers / uses

TERMS

A new lease directly from the Freeholder is available for a term to be agreed.

RENT

Offers in the region of £165,000 per annum exclusive of rates, service charges and VAT are being invited.

BUSINESS RATES

£15.00 per sq ft - As is customary interested parties are advised to verify the accuracy of this information directly with the Valuation Office.

LEGAL COSTS

Each party is to be responsible for its own legal costs incurred in this transaction.

POSSESSION

Available immediately

Jake Doffman
jdoffman@nobleharris.co.uk
020 7291 6144
079 0408 2118

Carl Dobrin
cdobrin@nobleharris.co.uk
020 7291 6141
075 4507 7959

Matthew Noble
mnoble@nobleharris.co.uk
020 7291 6142
079 8099 1214

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