

114 ST MARTIN'S LANE COVENT GARDEN LONDON, WC2N 4BE



“PLUG AND PLAY” – FITTED AND FURNISHED OFFICE TO RENT

3rd floor

2,520 Sq Ft / 234.12 Sq M

LOCATION

The building is prominently located on the west side of St Martins Lane close to the junction with William IV Street.

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

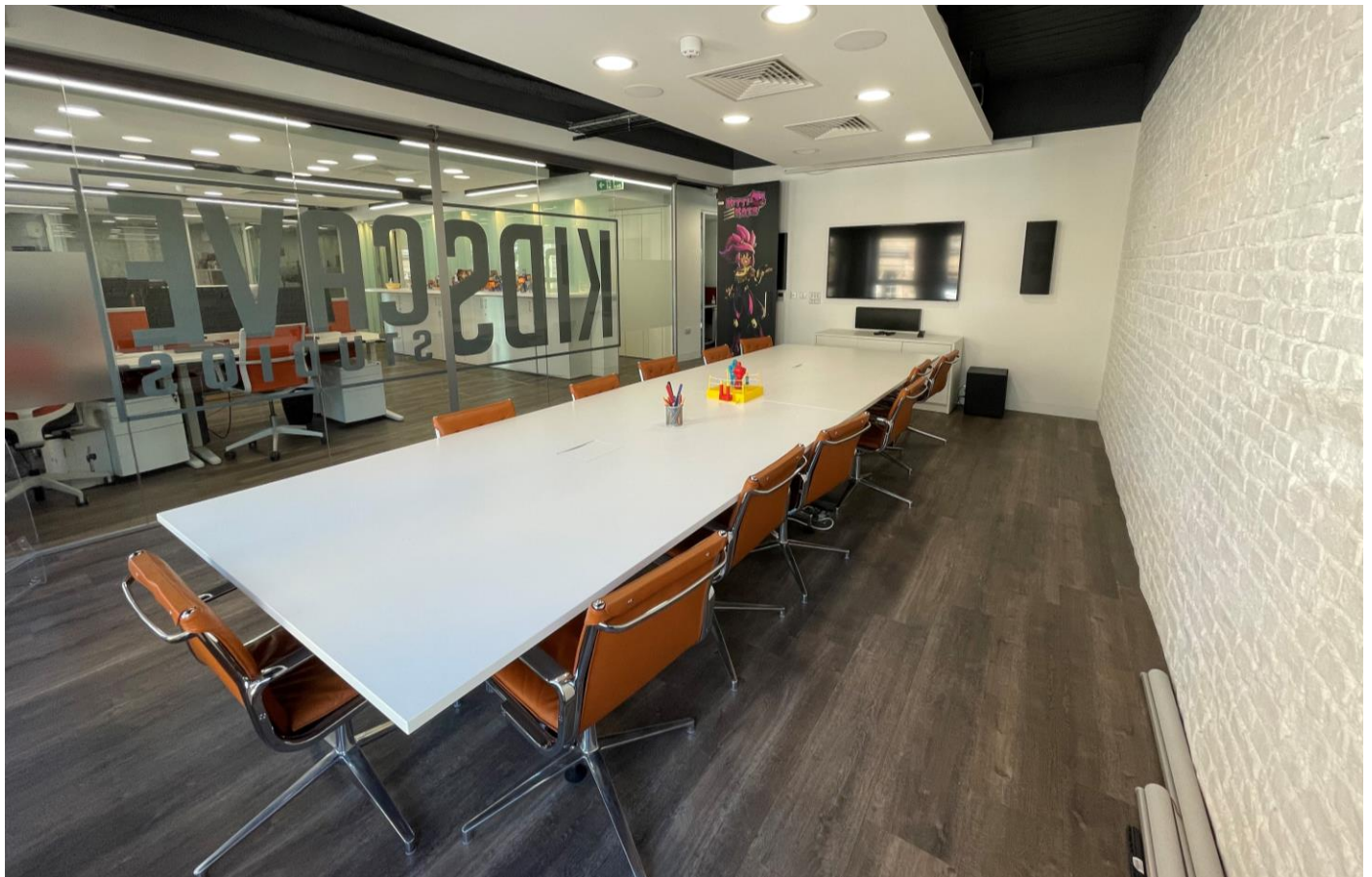
DESCRIPTION

The entire 3rd floor offers fully fitted and furnished (plug & play) space with high quality finishes throughout. The space benefits from an open plan work area, a large boardroom, 5x fitted meeting rooms / private offices and a large fitted kitchen with break out areas.

The building benefits from a commissionaire, passenger lift, fantastic natural light all within a highly desirable prominent location, right in heart of the West End.



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COVENT GARDEN
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AMENITIES

- Plug & Play - Fully Fitted & Furnished Office
- 18x Workstations with Height Adjustable Desks
- Large Modern Boardroom
- Fitted Meeting Rooms
- High Quality fit-out
- Large Fitted Kitchen & Break out area
- Building Commissionaire
- Refurbished Building Reception
- Large Modern Passenger Lift
- Comfort Cooled
- Bicycle Parking in Secure Courtyard
- Showers

TERMS

A new lease direct from the Landlord for a term to be agreed.

A short term sub-lease until August 2023

Or

Assignment of the existing lease for a term to expire in August 2025 with a tenant only break in August 2023.

Rent

£72.50 per sq ft per annum (Exclusive of Business Rates, Service Charge and VAT)

Business Rates

£24.91 per sq ft per annum

Service Charge

£15.00 per sq ft per annum, capped for the 1st year of the term. The cap would then adjust annually in line with RPI for the duration of the lease, up to a maximum term of 5 years.

LEGAL COSTS

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

POSSESSION

Available Immediately

Viewings by arrangement through sole agents Noble Harris

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