

**CGI representation**

**REFURBISHED COVENT GARDEN OFFICES**



**3rd + 4th Floors, 67-68 Long Acre**

**London, WC2E 9JD**

**Well located modern offices  
that are just a few minutes  
walk from both Covent  
Garden and Holborn and all  
of their delights!**

**1,488 to 3,303 sq ft**  
(138.24 to 306.86 sq m)

- Fantastic Covent Garden location
- Concierge
- Lift
- Raised floors
- Air conditioning
- Great natural light
- DDA compliant
- New fitted kitchens
- Communal shower

# 3rd + 4th Floors, 67-68 Long Acre, London, WC2E 9JD

## Summary

<b>Available Size</b>	1,488 to 3,303 sq ft
<b>Rent</b>	£81,840 - £181,665 per annum
<b>Rates Payable</b>	£28.70 per sq ft Average across both floors from 1 April 2023
<b>Service Charge</b>	£13 per sq ft
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	Upon enquiry

## Description

67-68 Long Acre is a modern office building behind a period façade + provides well proportioned, regularly shaped offices.  
Only the 3rd + 4th floors now remain available and can be leased together or by the 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 (Central + Piccadilly Line) + Leicester Square (Northern + Piccadilly line) underground stations are all within easy walking distance.

## Accommodation

The 3rd + 4th floors comprise the following sizes + financial figures:

Floor/Unit	sq ft	Total /sq ft	Total month	Total year
4th	1,488	£95.54	£11,847.08	£142,165
3rd	1,815	£97.62	£14,765	£177,180

## Terms

A new lease or leases are offered directly from the freeholder.

## Availability

These floors are ready to occupy now.

## Viewings

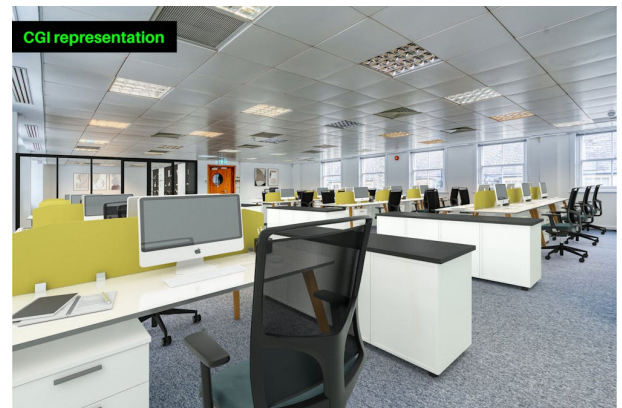
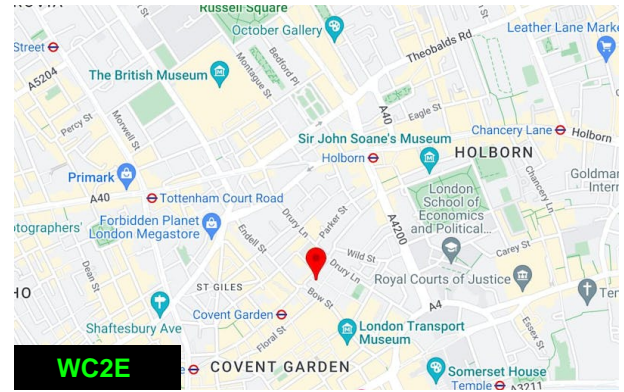
All viewings will be via the landlord's joint sole agents, Kyle Nichols of Graham + Sibbald (07810 602 853) and David Shapiro of Ashurst Real Estate (07970 128 599).

## Visit this property's dedicated website

Where you can find further information, photos, floor plans and a walk round video tour <https://m.search-prop.com/67-68-long-acre-london>

## Ashurst Real Estate

If this property is not for you, please take a look at our other properties at <https://www.ashurstre.london/properties>



## Viewing & Further Information

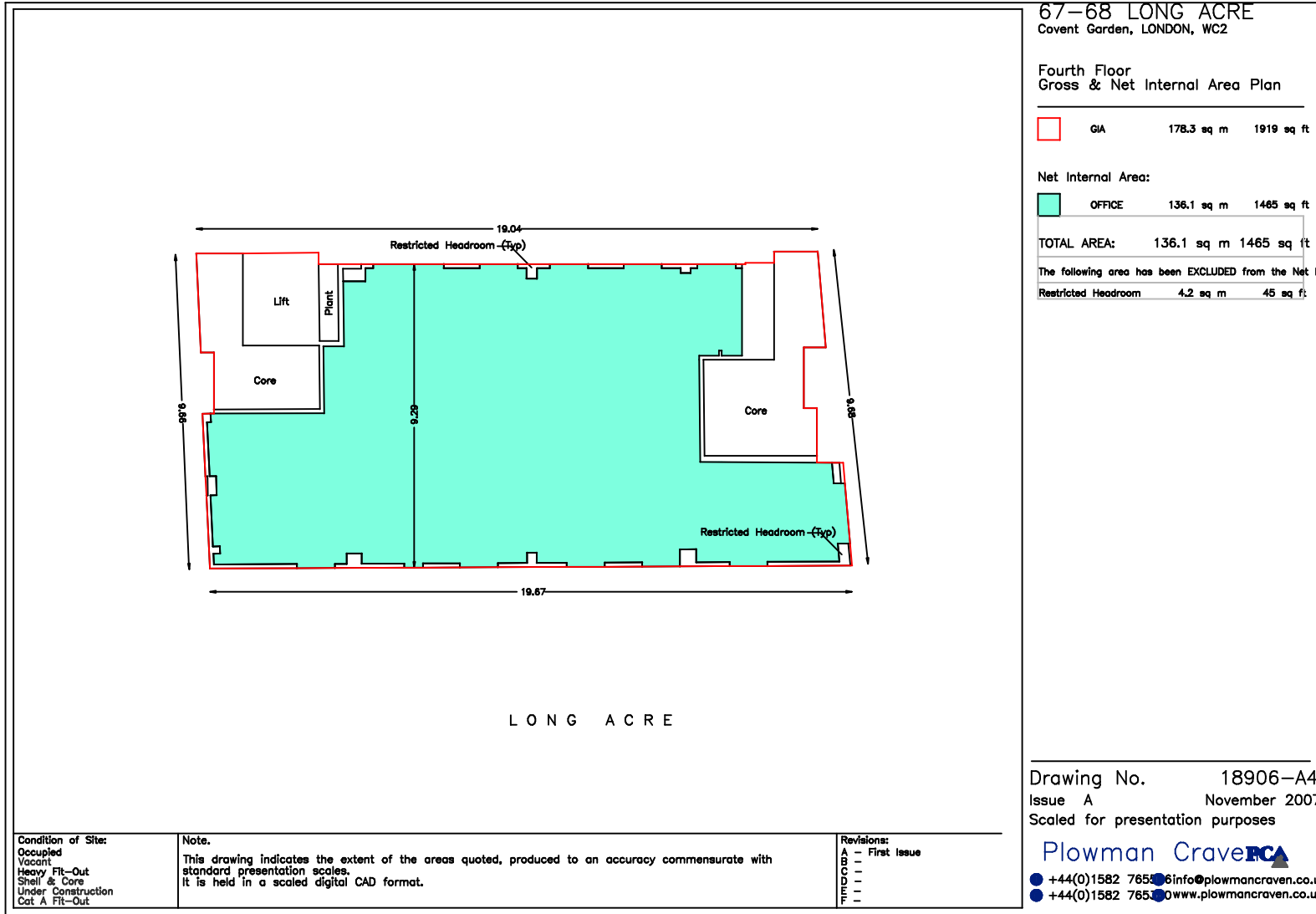


**David Shapiro**

07970 128599 | 020 7419 5117  
ds@ashurstre.london

## Kyle Nicholls (Graham + Sibbald)

07810602853  
kyle.nicholls@g-s.co.uk



**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

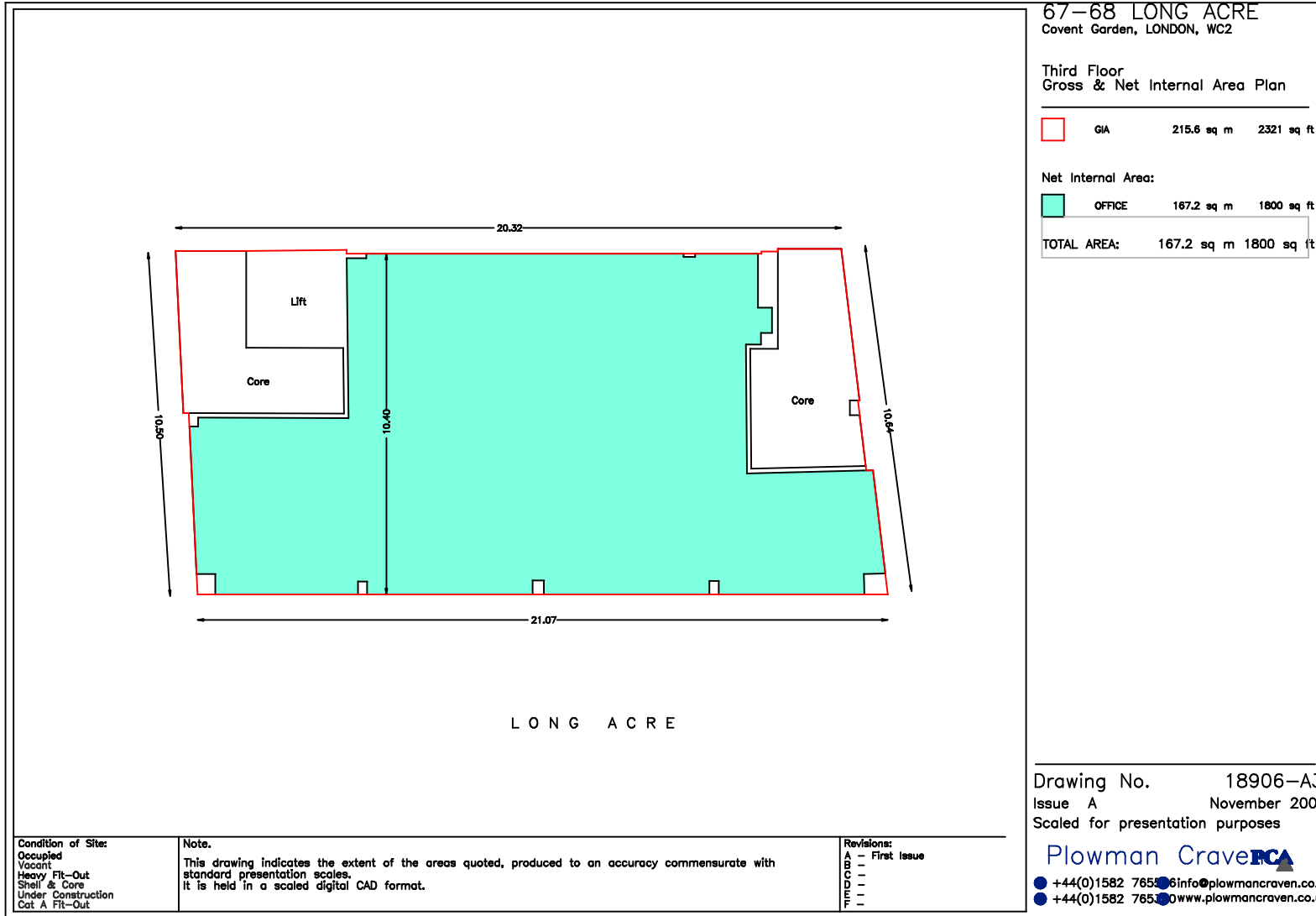
Drawing No. 18906-A4  
 Issue A November 2007  
 Scaled for presentation purposes

**Plowman Craven**   
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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 -



**67-68 LONG ACRE**  
Covent Garden, LONDON, WC2

**Third Floor**  
Gross & Net Internal Area Plan

<span style="border: 1px solid red; display: inline-block; width: 15px; height: 10px;"></span>	GIA	215.6 sq m	2321 sq ft
<span style="background-color: lightblue; display: inline-block; width: 15px; height: 10px;"></span>	OFFICE	167.2 sq m	1800 sq ft
<b>TOTAL AREA:</b>		<b>167.2 sq m</b>	<b>1800 sq ft</b>

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:**  
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