

# 68a Neal Street, WC2

## Investment Summary

- Freehold;
- Self-contained building in the heart of Covent Garden and Seven Dials;
- Situated in a prominent position on the east side of Neal Street, benefitting from excellent public transport links (Covent Garden, Tottenham Court Road and Leicester Square);
- Accessed via its own entrance from Neal Street, the building comprises approximately 4,913 sq ft of office and retail accommodation arranged over lower ground, ground and three upper floors;
- The office accommodation totals approximately 3,941 sq ft arranged over the lower ground and three upper floors, with floor plates in the region of 1,000 sq ft;
- The retail accommodation on the ground floor comprises circa 972 sq ft;
- Offered with full vacant possession.

Offers are invited for the freehold interest, subject to contract.



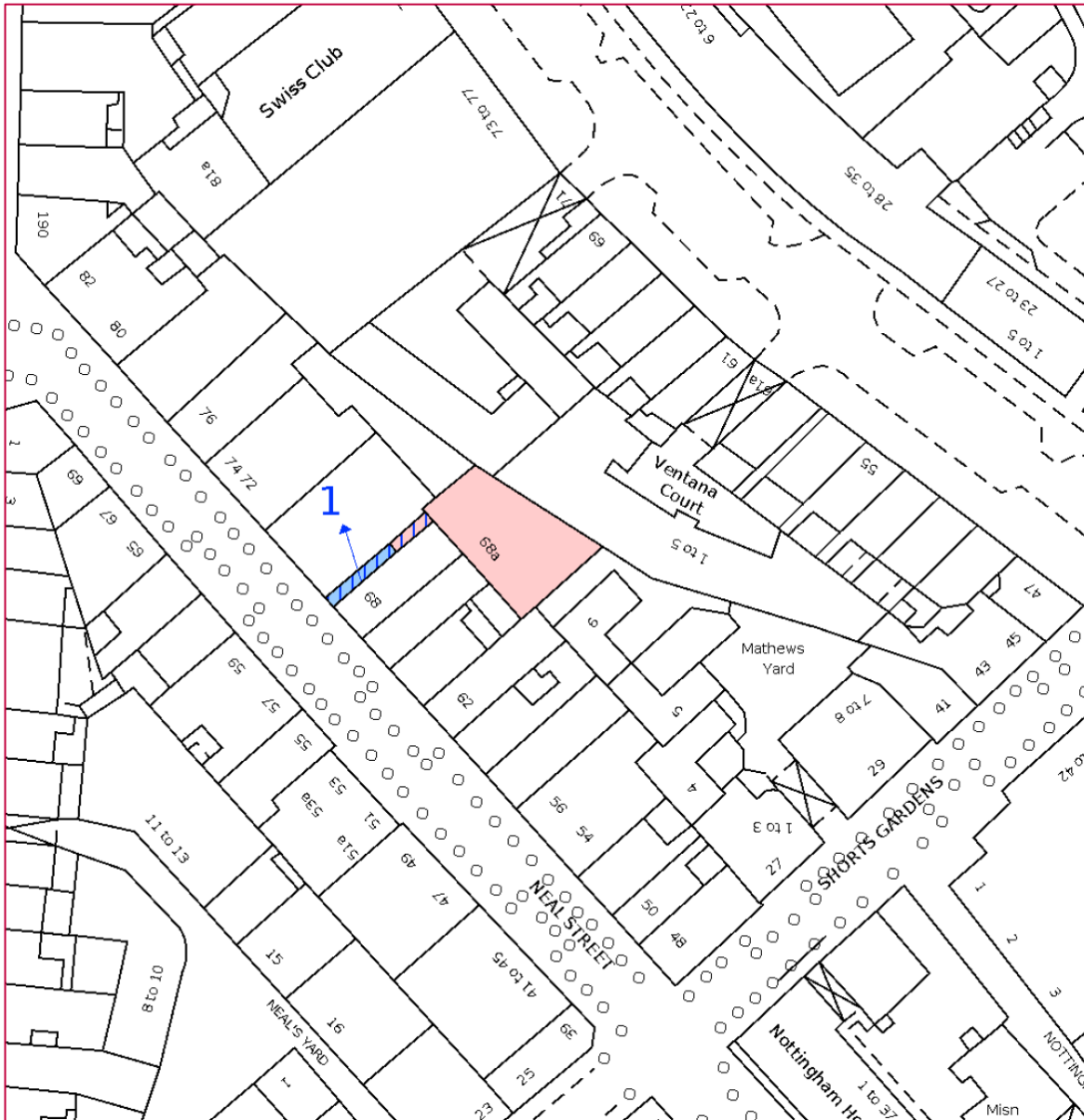
## Floor Areas

The building comprises the following Net Internal Areas:

Floor	Use	NIA	
		Sq Ft	Sq M
3	Office	919	85.4
2	Office	1,067	99.1
1	Office	1,088	101.1
G	Retail	972	90.3
B	Office	867	80.5
		<b>4,913</b>	<b>456.4</b>

## Tenure

Freehold; title number NGL627389.



As to the area tinted blue on the title plan above, the buildings over the passageway are excluded from the title.

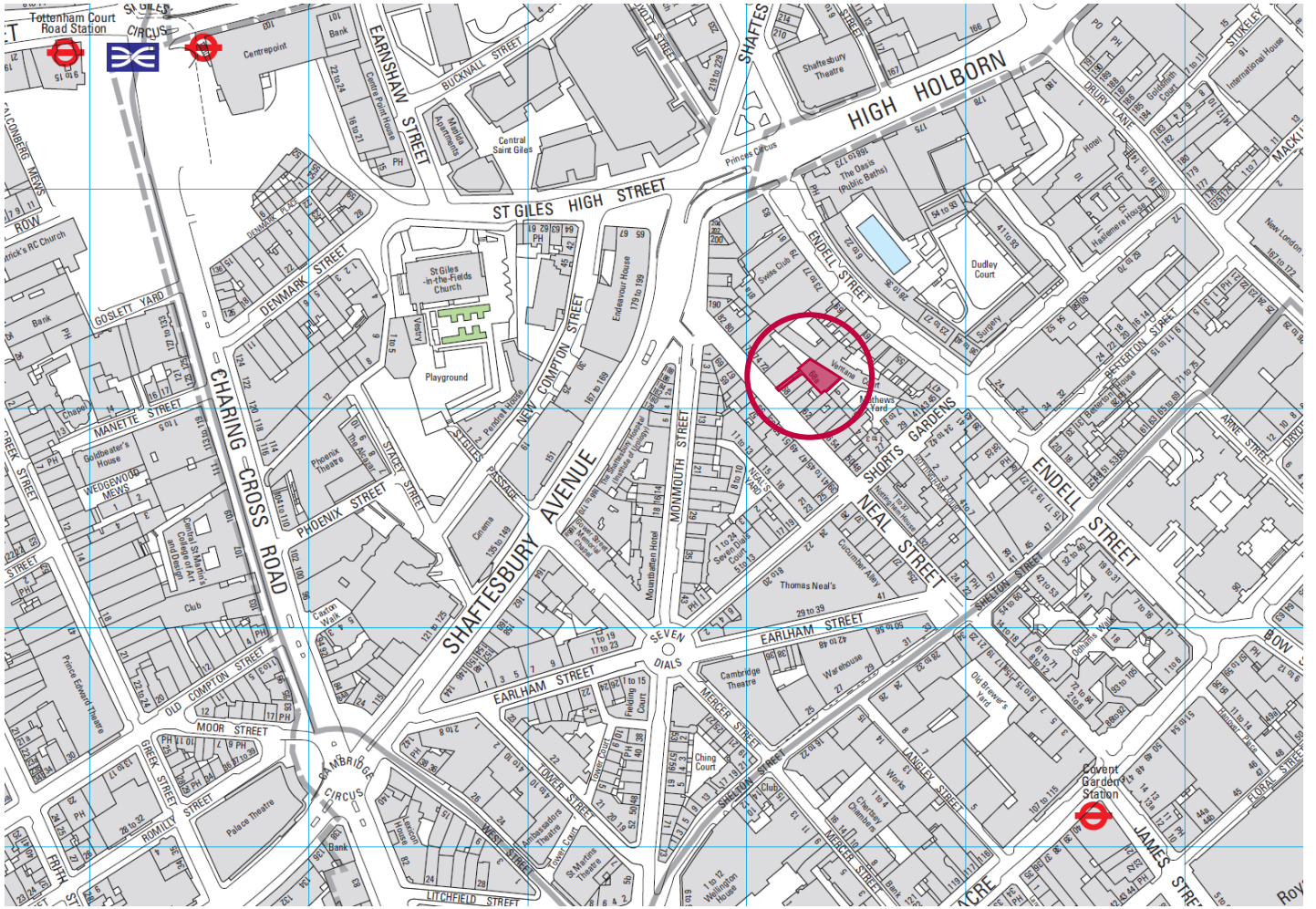












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