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.



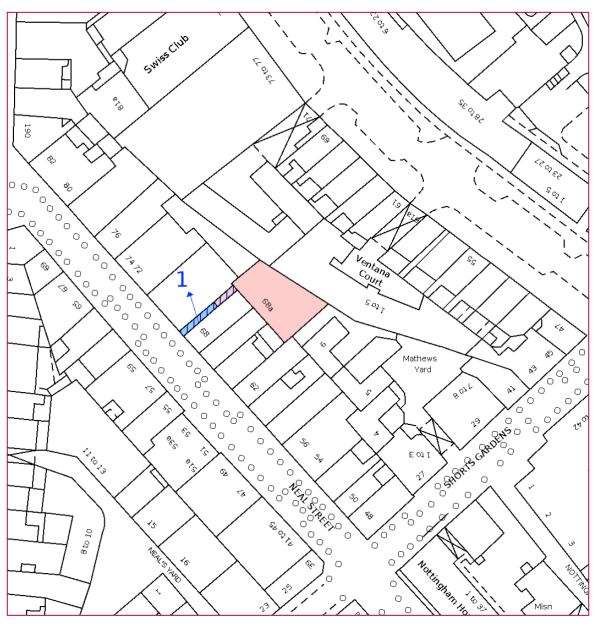
Floor Areas

The building comprises the following Net Internal Areas:

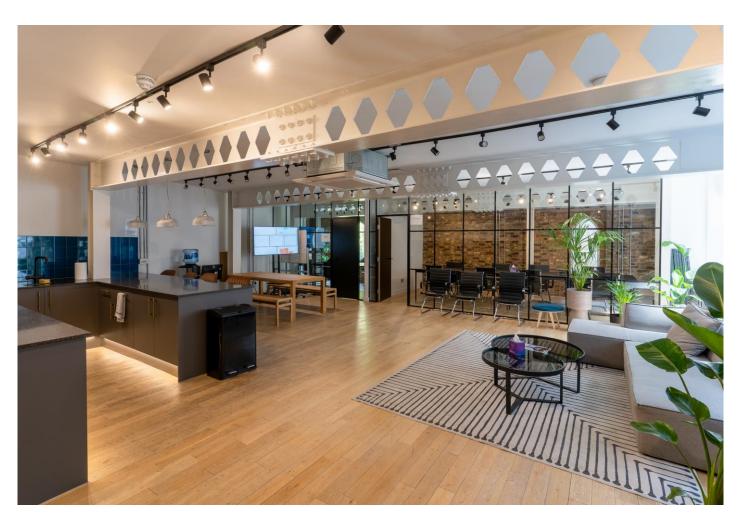
Floor	Use	NIA	
		Sq Ft	Sq M
3	Office	919	85.4
2	Office	1,067	99.1
1	Office	1,088	101.1
G	Retail	972	90.3
В	Office	867	80.5
		4,913	456.4

<u>Tenure</u>

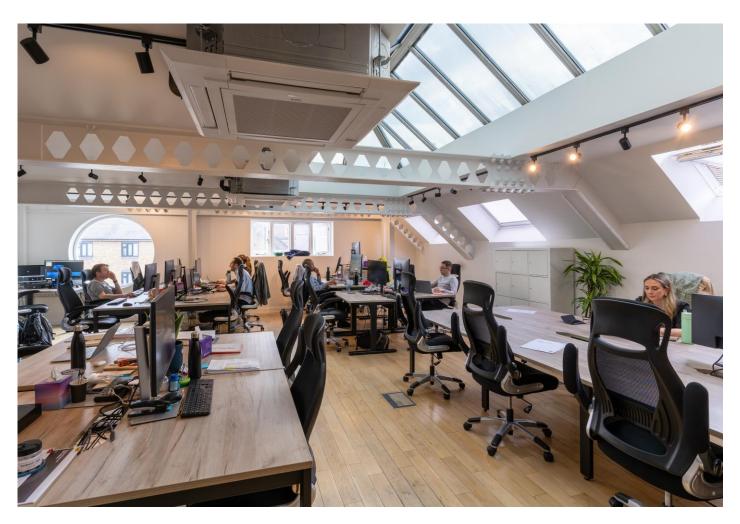
Freehold; title number NGL627389.

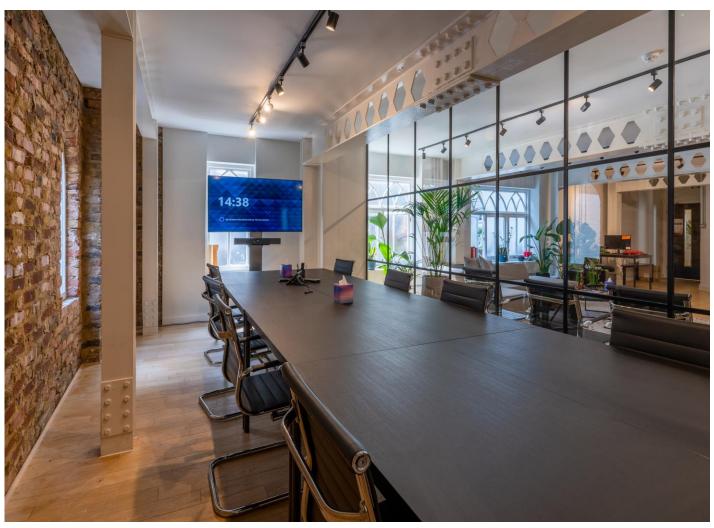


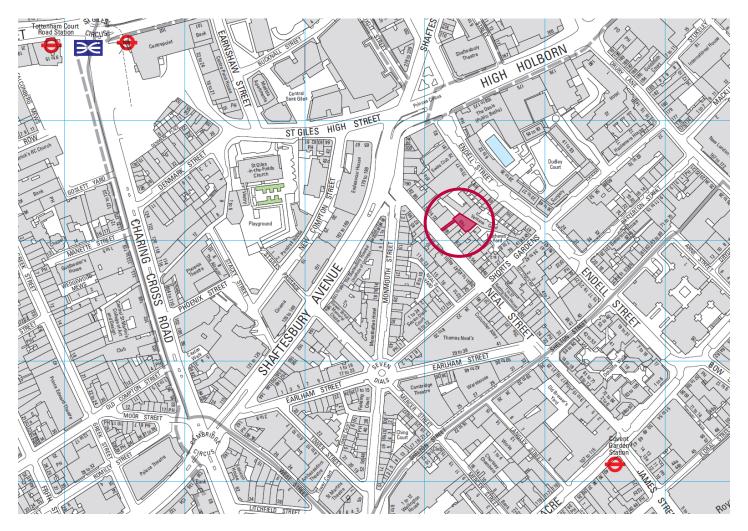
As to the area tinted blue on the title plan above, the buildings over the passageway are excluded from the title.















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