

New, high specification, contemporary and stylish furnished office to let, 3,315 sq ft.

THE MARKET EXCHANGE

Macklin Street WC2

at the sign of



8-14 Macklin Street, WC2, is a striking former fruit warehouse that has been transformed to provide high quality, contemporary office space on ground, first and second floors and incorporating cycle storage and showers.

Recently refurbished, the building’s front facade has been significantly and sympathetically enhanced providing new glazing, entrance signage and an improved arrival experience.

The final remaining unit has been fitted to the highest standards, fully equipped with cutting-edge technological services tailored to meet the dynamic needs of modern professionals. This expansive open plan layout offers accommodation for 26 desks, with the capacity to effortlessly expand to 36 desks. Additional features include an 8-person collaborative table, a breakout zone with a fully equipped kitchenette, as well as a generously sized welcome area. Additionally, this ‘plug and play’ unit features a private meeting room for 10 individuals, along with 4 dedicated focus rooms to ensure privacy.

SCHEDULE OF AREAS




Office floor	NIA
Second Floor West	3,315 sq ft
Second Floor East	Models1
First Floor	Candid Platform
Ground Floor East	Candid Platform
Ground Floor West	Paradise London



LOCATION & CONNECTION

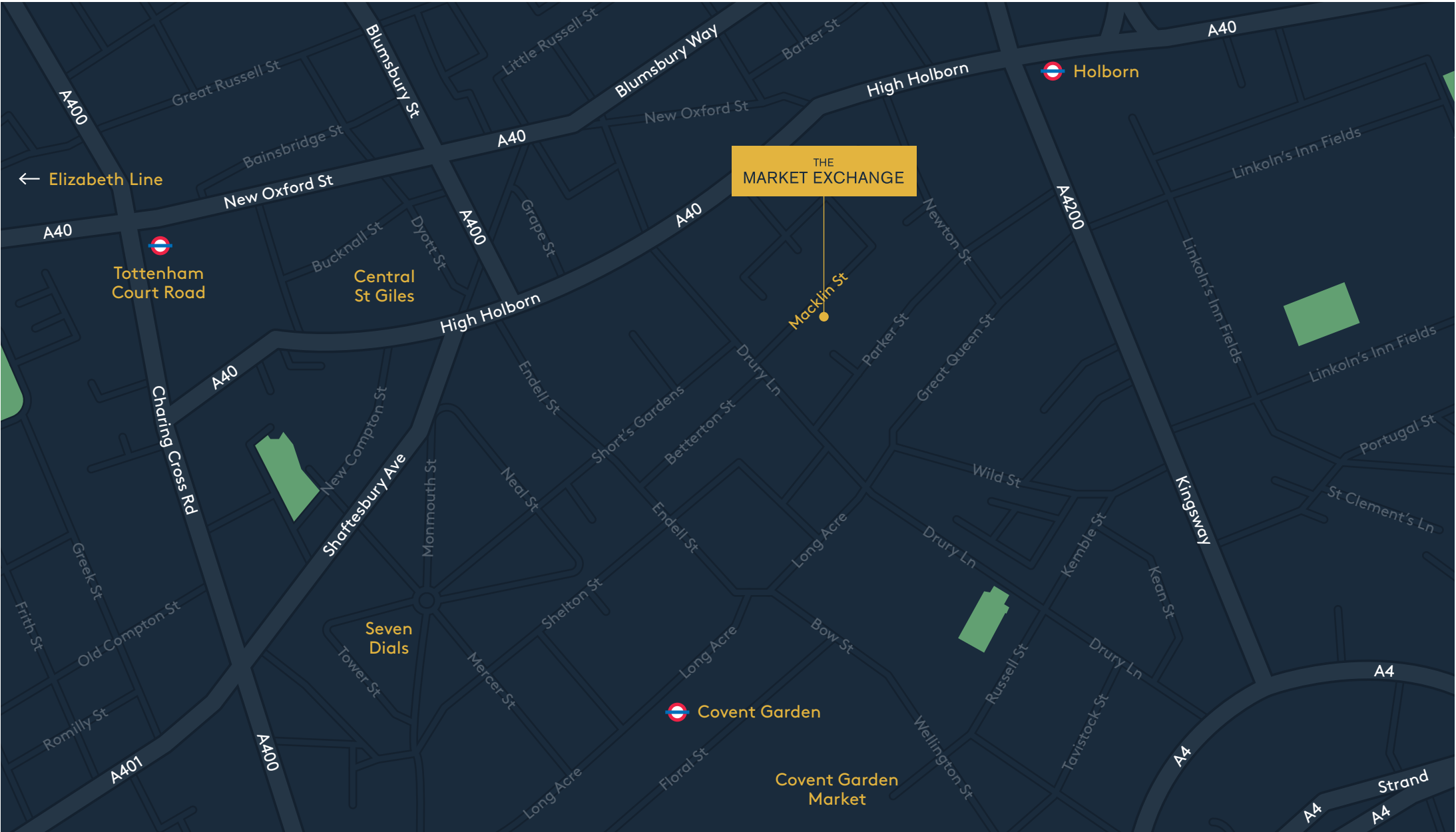
Located in a highly desirable and buzzing part of the West End, near to major amenities - retail, restaurants, cafés, bars, theatres and fitness operators.

The Market Exchange is located close to 3 underground stations and will be linked to the new Elizabeth line at Tottenham Court Road.

-  **Covent Garden** - 6 minute walk
-  **Holborn** - 4 minute walk
-  **Tottenham Court Road** - 9 minute walk

In close proximity are the following areas which provide a variety of retail and eatery options.














- Seven Dials
- Covent Garden Market
- Central St Giles

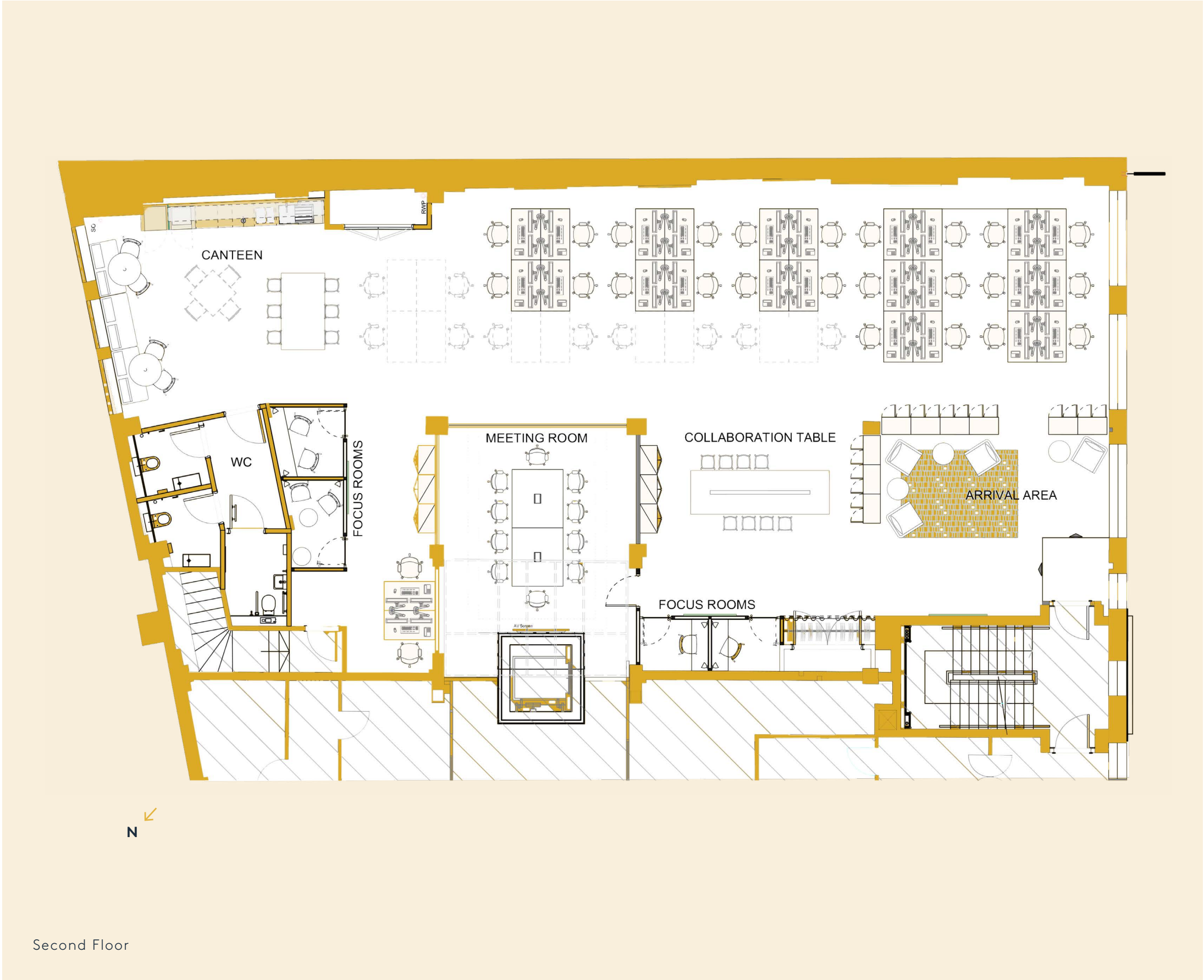




CGI showing proposed fully furnished 'plug and play' office

OFFICE SPECIFICATION

-  26 workstations (extended capacity to 36 workstations)
-  10-person meeting room with screen
-  4 x focus rooms
-  8-person collaboration table
-  Furnished arrival area
-  Plug & play, fully cabled & Wi-Fi enabled
-  Furnished canteen with fully fitted kitchenette
-  12 storage units
-  36 lockers
-  Paxton door access system
-  Discrete coat storage
-  3 self-contained Superloos
-  Natural daylight



Second Floor

BUILDING SUMMARY SPECIFICATION



Remodelled façade



New cycle storage, lockers and shower facilities



New exposed VRF air conditioning & ceilings



Raised floors



Newly installed Superloos



New LED lighting



High speed fibre enabled - 1GBS for the building



Occupation design density 1 person to 8m²



Excellent natural daylight



Keyless access system





OFFICE AMENITY

The Market Exchange has a striking newly constructed ground floor facade and entrance. Adjacent to the keyless main entrance is a secure cycle store with changing facility and 2 bathrooms with showers, providing an additional shared amenity for all commercial tenants.

Features include:



Contactless sensor taps and flushes



New LED Lighting



Bike storage for up to 24 cycles
(Allocation pro rata plus day visit spaces)



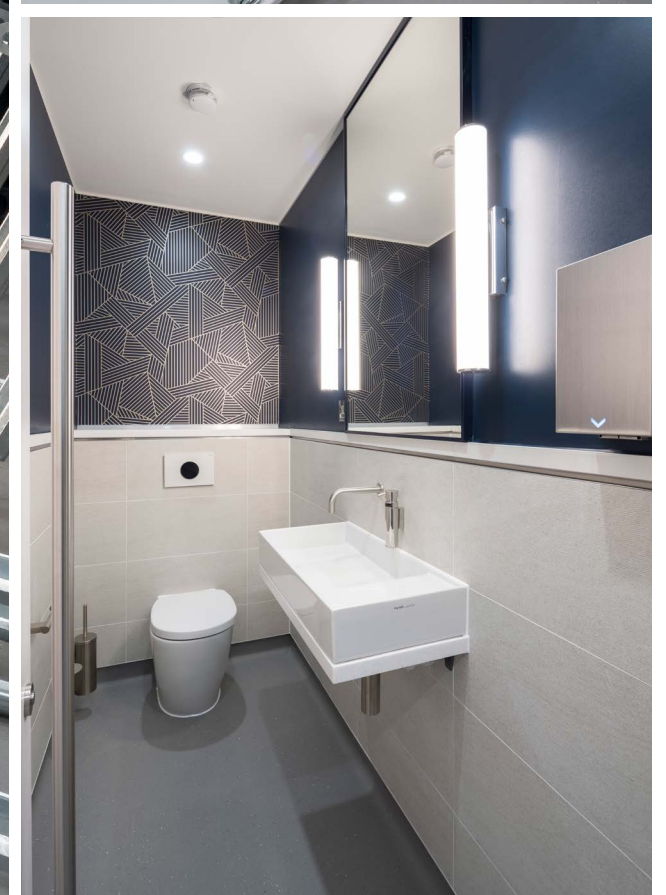
Locker facilities



Showers and changing facilities for
cyclists and runners



Keyless access & CCTV system for added
security



Please get in touch with the agents for more information:



Craig Van Straten
craigvanstraten@johndwood.com
M: +44 (0) 7763 928 238

George Cracknell
georgecracknell@johndwood.com
M: +44 (0) 7384 897 647



Rhys Evans
revans@monmouthdean.com
M: +44 (0) 7788 724400

Olivia Stapleton
ostapleton@monmouthdean.com
M: +44 (0) 7899 667988

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