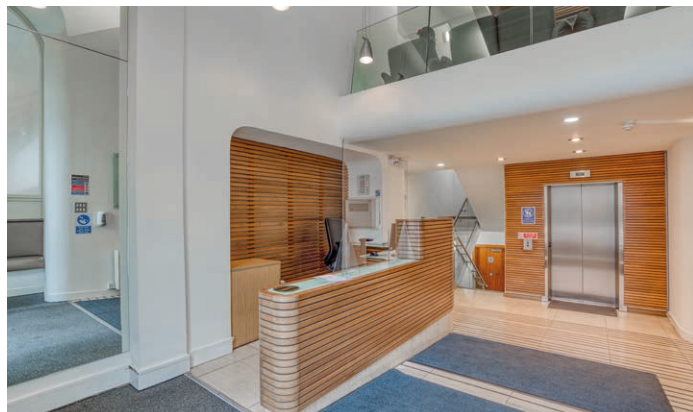




67/68 Long Acre, Covent Garden, WC2E 9JG

- Extending to 3,265sq ft
- Third and Fourth Floor Office Suites
- Available separately or together
- Two minutes' walk to Covent Garden underground station
- Passenger lift
- Air conditioned
- DDA compliant
- Shower facilities
- New fitted kitchen





LOCATION

The property is located on the south side of Long Acre between the junctions of Bow Street and Dury Lane. The superb retail and restaurant amenities of Covent Garden are in immediate proximity. Covent Garden (Picadilly Line), Holborn (Central and Piccadilly Line) and Leicester Square (Northern and Piccadilly Line) underground stations are all within close walking distance.

LEASE

New effective full repairing and insuring leases will be granted direct from the freeholder for a term by arrangement.

ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of: D (78).

RENT

£55 per sq ft per annum exclusive of VAT
 Third Floor £99,000 per annum
 Fourth Floor £80,575 per annum

FLOOR AREAS

Floor	SQ FT	SQ M
Third Floor	1,800	167.21
Fourth floor	1,465	136.09

RATES

Estimated rates payable per floor at the UBR of 51.2p in the pound, in the year to March 2022 are:

Third floor:
 £86,500 RV at 51.2p: £44,288

Fourth floor:
 £69,500 RV at 51.2p: £35,584

Prospective tenants should satisfy themselves in relation to business rates with local billing authority, Westminster Council.

SERVICE CHARGE

The estimated annual service charge for year ending September 2023 is approximately £14 per Sq Ft.

TIMING

The suites are newly refurbished for immediate occupation.

To arrange a viewing please contact:

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 E: Kyle.Nicholls@g-s.co.uk
 T: 07810 602 853

Keith Watters
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IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
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5. A list of Partners can be obtained from any of our offices.
6. Date of Publication: January 2023