

Workspace To Let

Quoting from £45.00 per sq ft

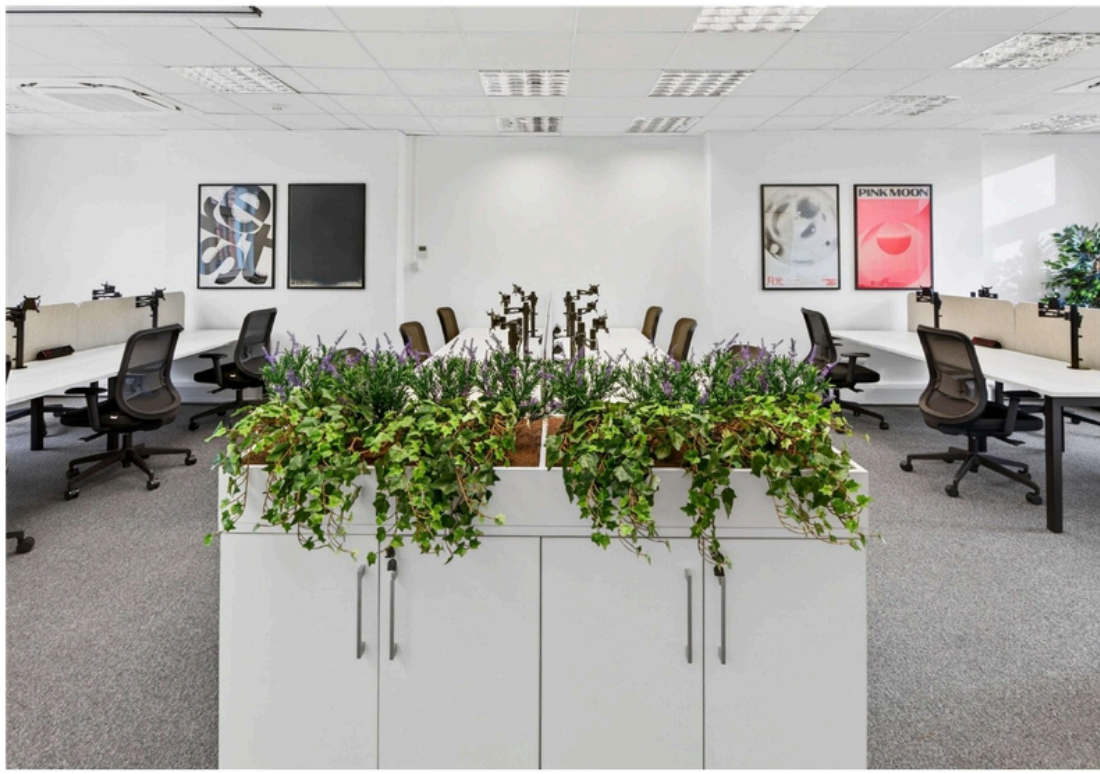
1,322 to 4,609 sq ft

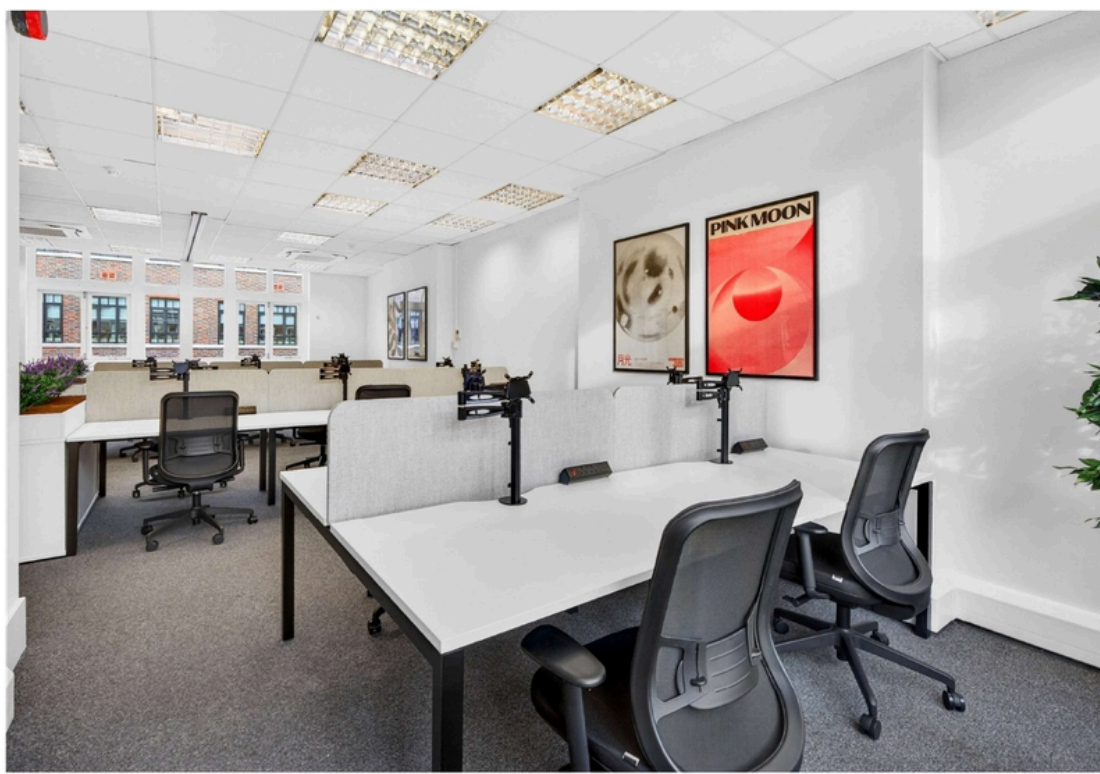
37-38 Long Acre, Covent Garden, London WC2

Private fully fitted and CAT A workspace in an
excellent Covent Garden location

- Located 50 meters from Covent Garden tube station
- 2nd and 3rd floors are offered fully fitted and furnished
- 3rd floor – 1,322 sq ft / 122.82 sqm
- 2nd floor – 1,322 sq ft / 122.82 sqm
- 1st floor – 1,965 sq ft / 182.55 sqm to be refurbished

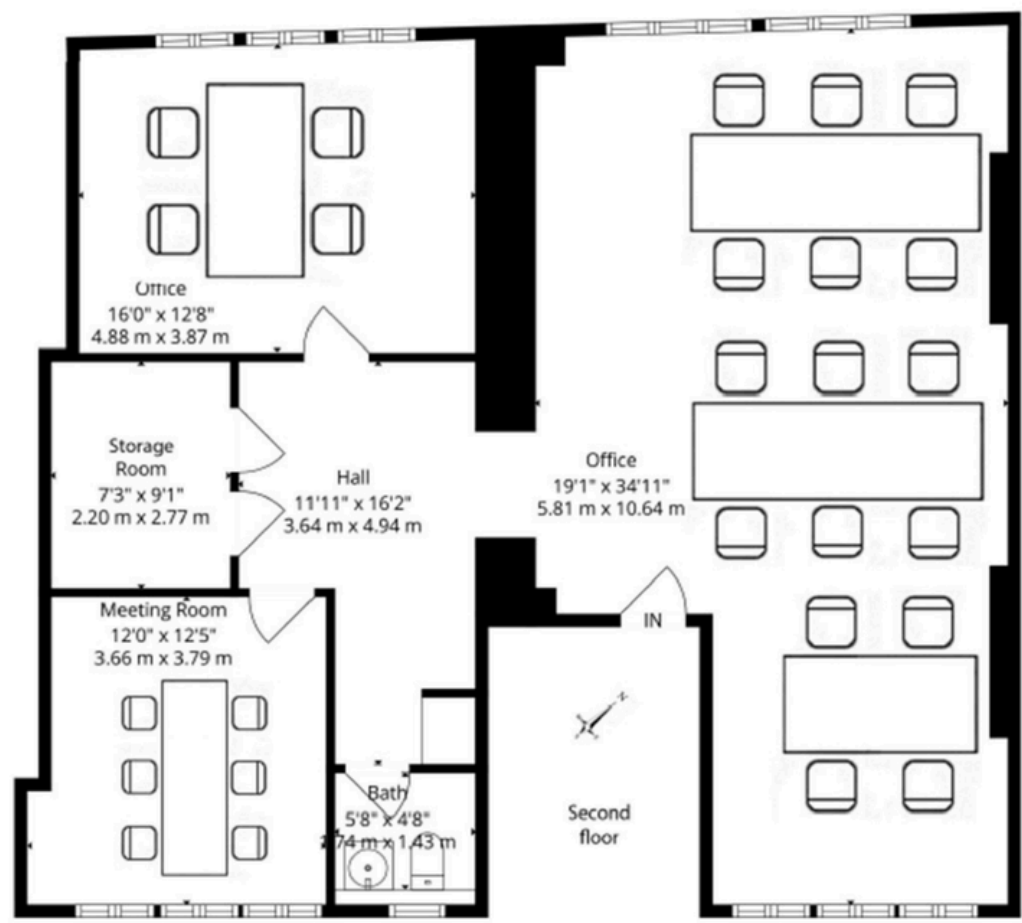




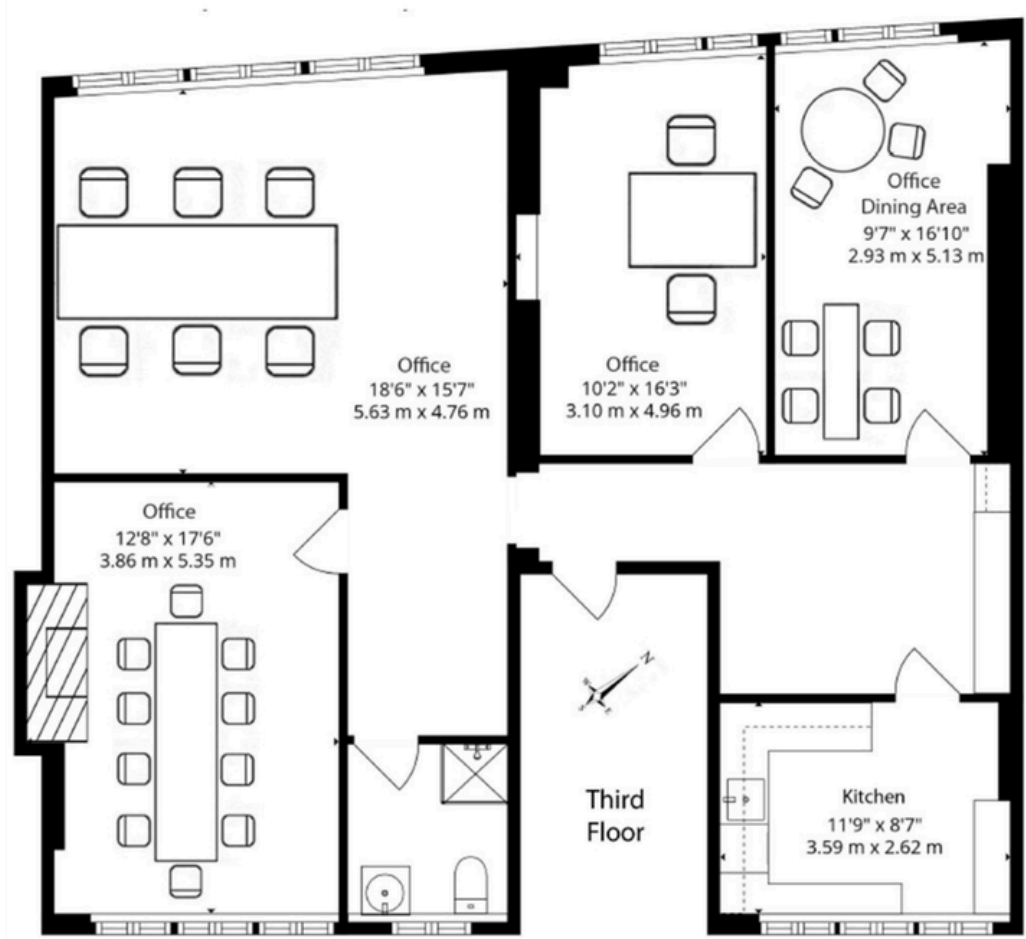


Floor Plans

2nd Floor – 1,322 sq ft



3rd Floor – 1,322 sq ft



Indicative only. Not to scale.

Accommodation

Floor	sq ft	sq m	Desks	Rent (£ psf)	Business rates	Service charge	Total (£ psf)	Total (£ PA)	Total (£ PCM)	Condition
					(£ psf)	(£ psf)				
3rd	1,322	122.82	8	£45.00	£20.88	£5.50 /sq ft	£71.38	£794,364.36	£7,863.70	Fully fitted
2nd	1,322	122.82	20	£45.00	£20.88	£5.50 /sq ft	£71.38	£794,364.36	£7,863.70	Fully fitted
1st	1,965	182.55	CAT A	NYQ						To be refurbished
Total	4,609	428.19	28							

All figures quoted exclusive of VAT. Floor areas are approximate net internal areas.



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Summary

- Rent: Guiding from £45.00 per sq ft
- Business rates: £20.88 psf
- Service charge: £5.50 psf
- Total outgoings: £71.38 psf
- Lease: New leases direct from the Landlord

Contact & Viewings

Calum Holden

020 7747 0090 | 07508 610 454

calum.holden@levyrealestate.co.uk

Simon Lee

020 7747 0144 | 07769 745 449

simon.lee@levyrealestate.co.uk



Description

Private, fully fitted and CAT A workspace in an excellent Covent Garden location. The 2nd and 3rd floors are fully fitted and the 1st floor is to be refurbished.

Amenities

Open-plan workstations
Private meeting rooms/offices
Breakout/dining area
Kitchenette (3rd floor)
Capped serviced (2nd floor)
Demised WCs
Storage
Air conditioning
Fibre cabling
Excellent natural light



Terms

The location offers excellent transport connectivity, with several stations just a short distance away:

Covent Garden Underground Station – 1 minute
Leicester Square Underground Station – 3 minutes
Tottenham Court Road Station – 8 minutes

Viewings

Strictly via Levy Real Estate.

New leases are available direct from the Landlord on terms by arrangement.

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