

metruís

36 LONG ACRE

COVENT GARDEN

SELF-CONTAINED WORKSPACE TO LET ON FLEXIBLE LEASE TERMS





1ST FLOOR



INDICATIVE 1ST FLOOR CGI



2ND FLOOR



INDICATIVE 2ND FLOOR CGI



3RD FLOOR



INDICATIVE 3RD FLOOR CGI

metru's



3RD FLOOR KITCHEN

SOMEWHERE TO EAT

Situated within the vibrant sub-market Covent Garden home to some of London's most iconic shop's restaurants



SOMEWHERE TO WALK AND RELAX

The Piazza offers guests a great escape and place to relax and enjoy all on offer



SOMEWHERE TO TRAVEL

Seconds walk from Covent Garden Underground station



SOMEWHERE TO DO SOMETHING DIFFERENT

Catch a performance at the world-renowned Royal Opera House



ACCOMMODATION

The property is situated in a prime section of Long Acre within close proximity from Covent Garden Station, surrounded by the superb shopping and restaurants within the immediate vicinity

The available space is arranged over the first, second and third floors and provides centrally heated self-contained workspace

FEATURES

- Open plan workspace
- Self-contained entrance
- Excellent natural light
- Good floor to ceiling height
- Kitchenette / Shower 3rd floor
- Entry phone
- Prime location

LEASE TERMS

New flexible lease available direct from the landlord for a term to be agreed. The lease will be granted outside the Security of Tenure and Compensation Provisions provided by the Landlord & Tenant Act 1954 Part II, as amended

TIMING

Available for immediate occupation

EPC

EPC available upon request

CONNECTIVITY

Covent Garden - 0.0mi

Leicester Square - 0.3mi

Tottenham Court Road - 0.5mi

Holborn - 0.5mi

Charing Cross - 0.5mi

London Charing Cross Commuter Rail - 0.5mi

London Waterloo Commuter Rail - 1.9mi

ACCOMMODATION SCHEDULE

Floor	Size (Sq Ft)	Size (Sq M)	Total (Per Annum)	Total (PSF)	Total Per Month Inclusive	Total Per Annum Inclusive
1st	325	30.19	100,000 per annum inclusive of service charge and business rates	104.60	8,333.33	100,000.00
2nd	340	31.59				
3rd	291	27				

- All sizes NIA (Net Internal Area)
- Interested parties should verify the rates payable with the relevant Local Authority



CONTACT

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