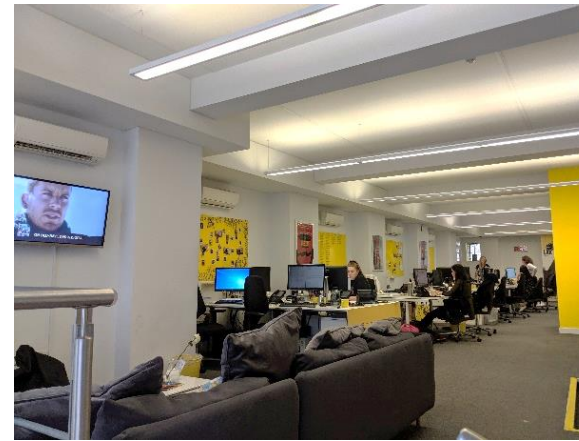




**22 Stukeley Street,
London WC2B 5LR**

**PRIME COVENT GARDEN
OFFICES TO LET -
GROUND FLOOR**

1,560 sq ft – 145 sqm



**Viewings Strictly by
appointment through
agents:**

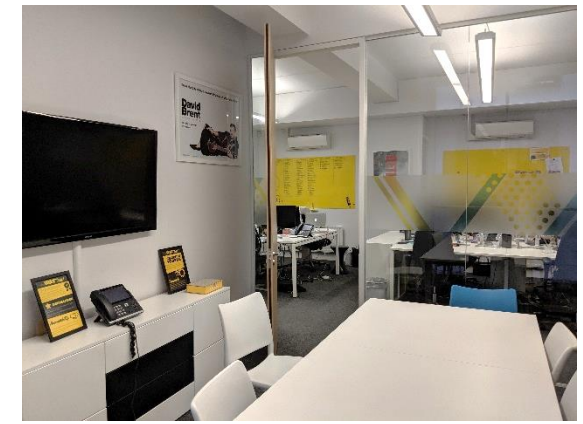
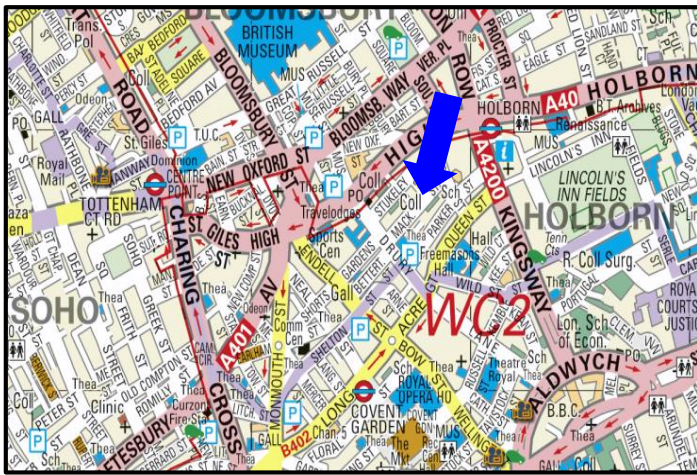
Stephen Feiner
sf@lonic.eu
020 7486 0900

Michael Firestone
mf@lonic.eu
020 7486 0900

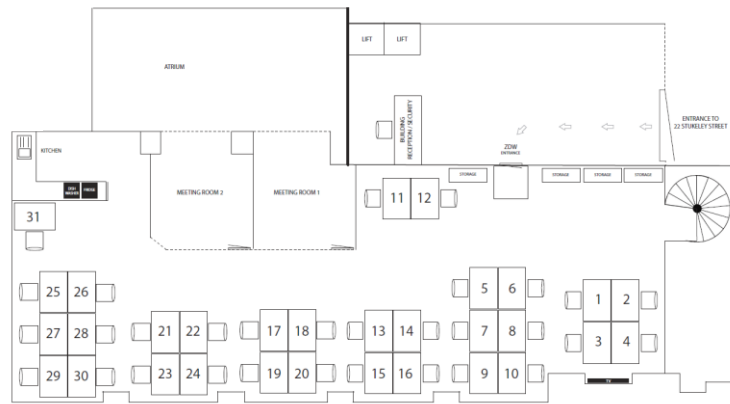
Sam Simon
sam@lonic.eu
020 7486 0900

LOCATION: The property is well located on Stukeley Street which is in close proximity to Holborn (Central and Piccadilly lines), Tottenham Court Road (Northern and Central lines) and Covent Garden (Piccadilly line) Underground Stations. The area is very vibrant with numerous, retailers, restaurants, bars and theatres

ACCOMMODATION: Comprising part ground floor of this modern recently refurbished property. This self-contained office provides a large open plan area with up to 30 desks plus two glass partitioned meeting rooms and kitchenette. These grade A offices are refurbished to a high standard. Ideal for companies requiring additional/overflow or plug & play accommodation.



FLOOR PLAN



AMENITIES:

Passenger Lift

CAT 6 cabling

Comfort Cooling

Fibre

Good Natural Light

Manned
reception

Desks & Chairs
provided

Glass
partitioned
meeting rooms

Raised Floors

**22 Stukeley Street, London,
WC2B 5LR
HEART OF COVENT GARDEN**

LEASE: Available by way of a flexible sublease for a term by arrangement. The lease will be excluded from the Landlord and Tenant Act 1954.

At a cost of £13,500+VAT per calendar month inclusive of rent, rates, service charge and utilities. Each desk will have a dedicated voip phone number which is quality assured and access to **100MB** fibre optic broadband.

These particulars are prepared as a general outline for prospective purchasers or tenants and do not constitute nor form part of an offer or contract. This should not be relied upon as statements or representations of fact. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise, nor that any services or facilities are in good working order. All rents and prices quoted exclusive of VAT where appropriate.