

TO LET

First Floor Office Suite
67/68 Long Acre, Covent Garden WC2E 9JG
1827 sq. Ft (169.7 m2)



**Two minutes' walk to Covent Garden
underground station**

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 (Piccadilly Line), Holborn (Central and Piccadilly Line) and Leicester Square (Northern and Piccadilly line) underground stations are all within close walking distance.

Location Plan



Amenities

- Commissionaire
- Automatic passenger lift
- Raised floors
- Suspended ceilings
- Air conditioned
- Excellent natural light
- Cat II lighting
- Carpeted
- Double glazed
- DDA Compliant
- Entry phone system
- Kitchen



Lease

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

Rent

£62.00 per Sq. ft (£113,250 per annum exclusive of VAT)

Rates

2019 Rateable Value £91,000 X 2019/20 UBR of 49.1p in the pound

Approx. rates Payable = £44,681 pa (£24.45 per sq. ft)

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 2019 is £23,760 pa + VAT (£13 per sq. Ft)

Energy Performance Certificate

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

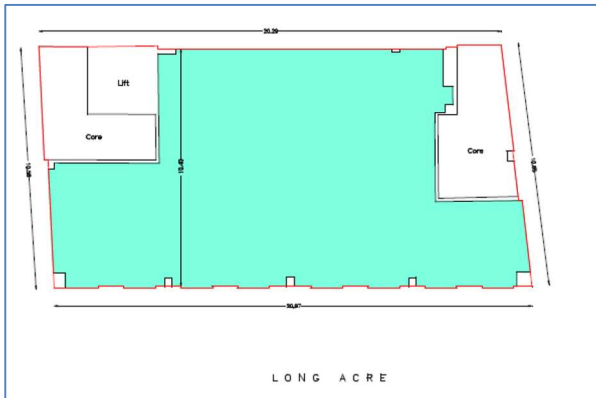
Timing

The unit is available for immediate occupation.

Floor Areas

First Floor 1,827 sq. ft (169.72 sq. m)

Floor Plans



Viewing and Further Information

For further information or to arrange an inspection, please contact:

Tom Welham, Keningtons LLP

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