

TO LET

# 77 St Martins Lane

2<sup>nd</sup> Floor – 2,805 Sq Ft

NEWLY REFURBISHED CONTEMPORARY OFFICE SPACE IN THE HEART OF COVENT GARDEN



Indicative refurbishment of the 2<sup>nd</sup> floor



# 77 St Martins Lane

2<sup>nd</sup> Floor – 2,805 Sq Ft



## DESCRIPTION

77 St Martins Lane is situated on the junction of Cranborn Street and Long Acre. The property benefits from easy access to Leicester Square and Covent Garden providing Piccadilly and Northern line underground rail connections. Centrally located there is a vast array of exciting food and beverage offerings in the immediate area.

The 2<sup>nd</sup> floor has been fully refurbished to provide contemporary office accommodation in a prominent location. The entrance lobby is also undergoing a comprehensive refurbishment to provide a modern reception.



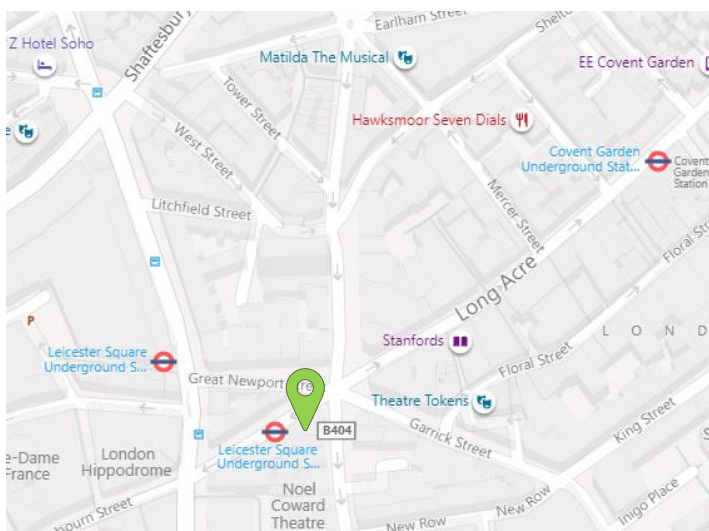
## ACCOMMODATION

FLOOR	SQ M	SQ FT
2nd	261	2,805
TOTAL	261	2,805



## SPECIFICATION

- Newly refurbished
- Suspended LED lighting
- Perimeter VRF air conditioning
- Floor boxes
- Perimeter trunking
- Capped services
- WC's
- Bike storage
- EPC – B40



## LOCATION

- 1 minute to Leicester Square
- 3 minutes to Covent Garden
- 7 minutes to Tottenham Court Road
- 8 minutes to Charing Cross



## TERMS

- Quoting rent: £79.50 per sq ft.
- Rates: £20.32 per sq ft.
- Service charge: £5.57 per sq ft



## CONTACT US

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**Shaftesbury**

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