



ST. MARTIN'S LANE

COVENT GARDEN



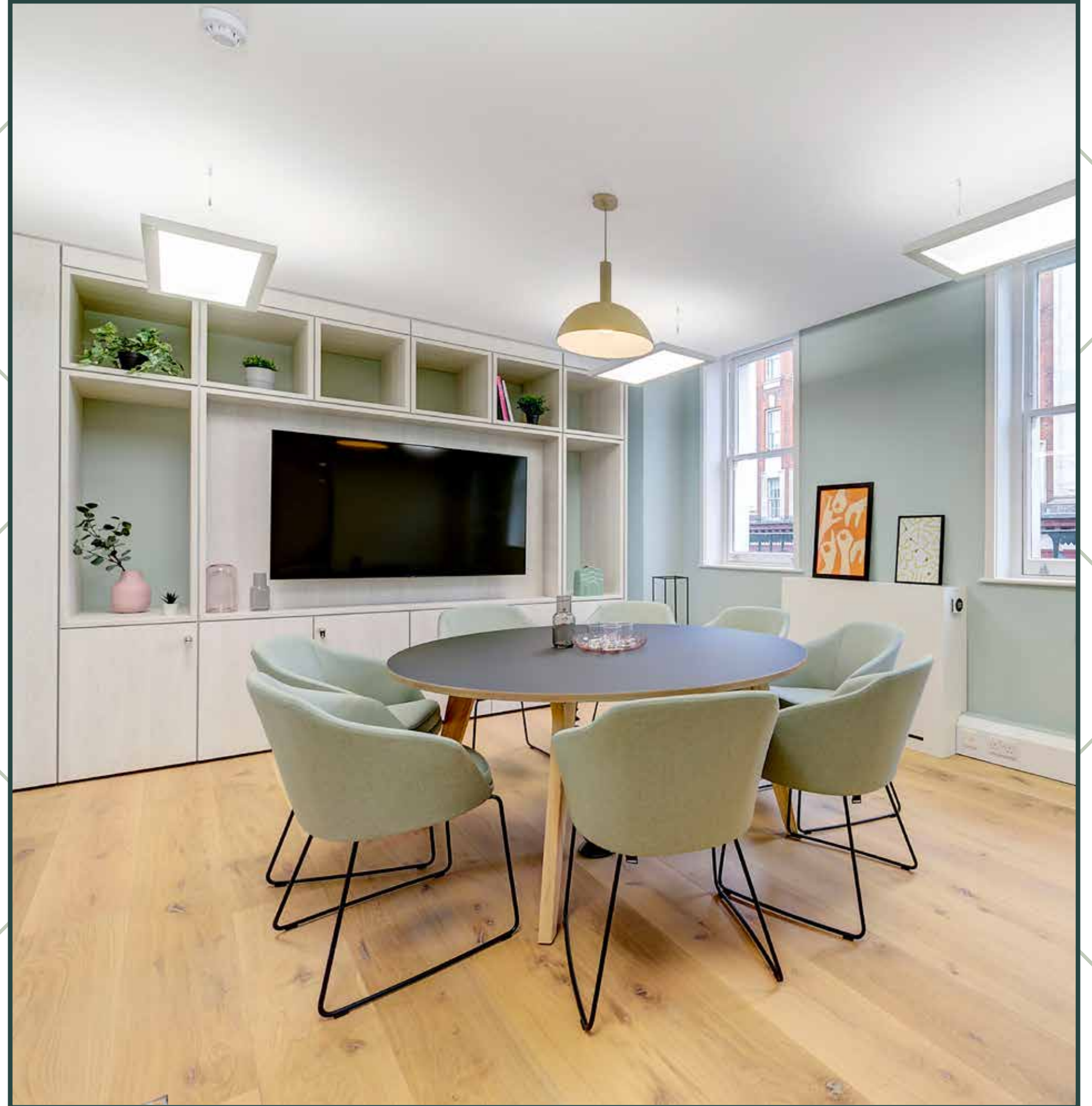
OVERVIEW

Assemble by Shaftesbury presents a 2,877 sq ft fitted floor ready for your business to take centre stage.

Blend classic with contemporary, against the backdrop of classic Covent Garden and the bright lights of Leicester Square. With 30 plug and play workstations, this flexible, creative floor, is fully fitted, furnished and ready to be called home.

77 St Martin's Lane will put all the spotlights on you and your brand. Set above the hustle and bustle of central London, elevate your business and bring it to life.





THE SPACE

Flooded with natural light, 77 St Martin's Lane will ignite creativity within your team. New LED lighting throughout, means even the darker mornings and evenings will shine bright. You'll arrive in style, with our new refreshed reception creating the perfect entrance for you and your clients.



SPECIFICATION

THE SPACE



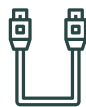
Plug & Play workspace
(30 workstations)



Collaboration and breakout space



Kitchenette



Fibre connectivity



New LED lighting



Wooden flooring

THE BUILDING



Newly remodelled
reception



24 hour access



Passenger lift



Secure bicycle storage



Shower



Flexible lease terms





PLUG & PLAY

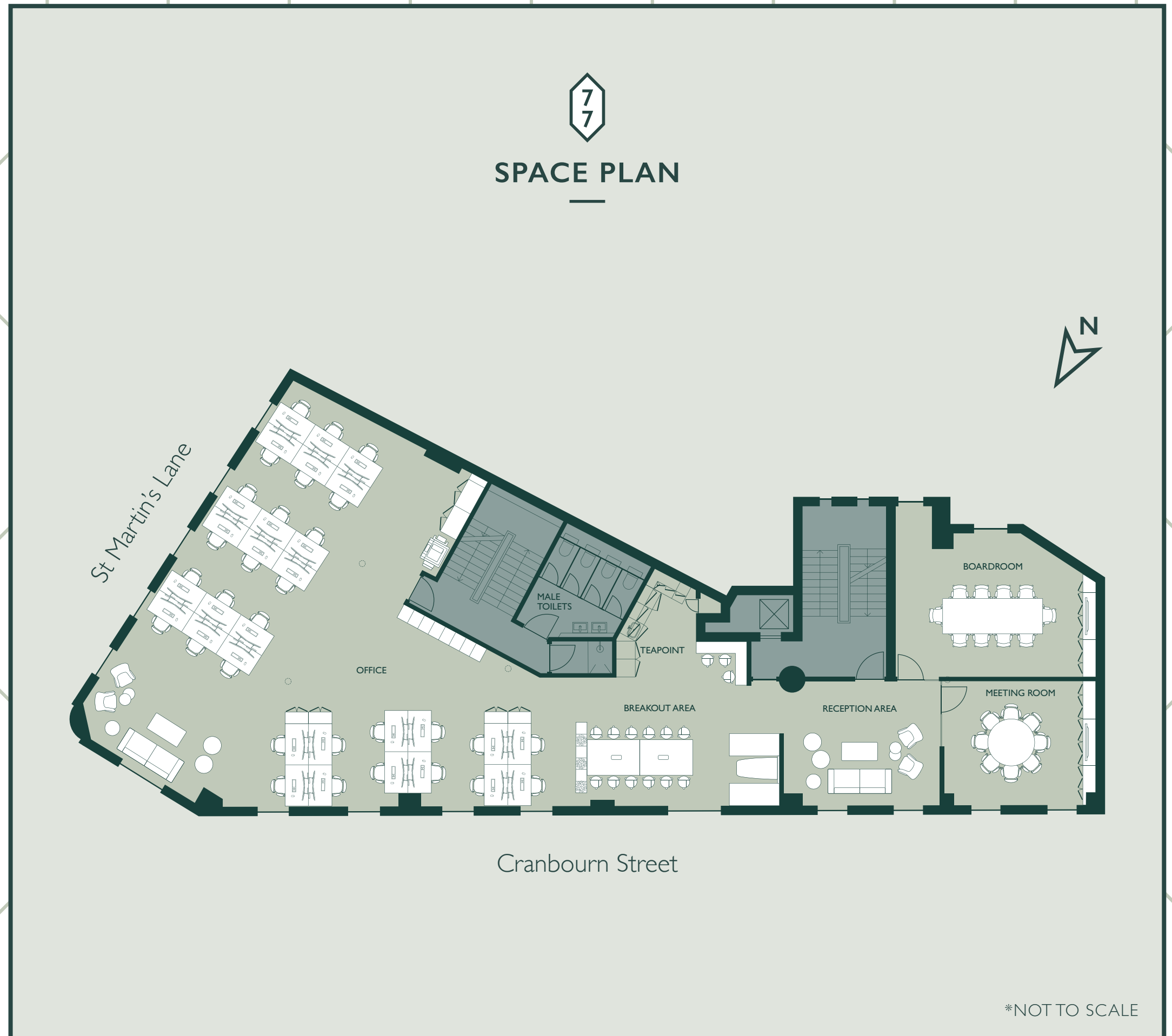
2ND FLOOR

2,877 sq. ft / 267 sq. m

The floor has been expertly designed and delivered by Assemble, with 30 workstations, breakout space, and two meeting rooms, this workspace is totally fitted and ready to go. Clients are greeted by a comfortable arrival lounge area, and with the fully fitted kitchenette, quiet pods and huddle booths, the space provides plenty of areas to collaborate and get creative!



SPACE PLAN



7
7

LOCATION & LIFESTYLE

Surrounded by the very best restaurants, bars, shops and attractions, including Seven Dials market where you can go to eat and drink both inside and outside.

Soho, Covent Garden, Leicester Square and even the Southbank are easily accessible on foot. Never tire of finding new and exciting places to spend a lunch break or evening.

With Charing Cross mainline, Leicester Square and Covent Garden underground stations literally round the corner, this is the very epitome of work-life balance.





AMENITIES

RESTAURANTS & BARS

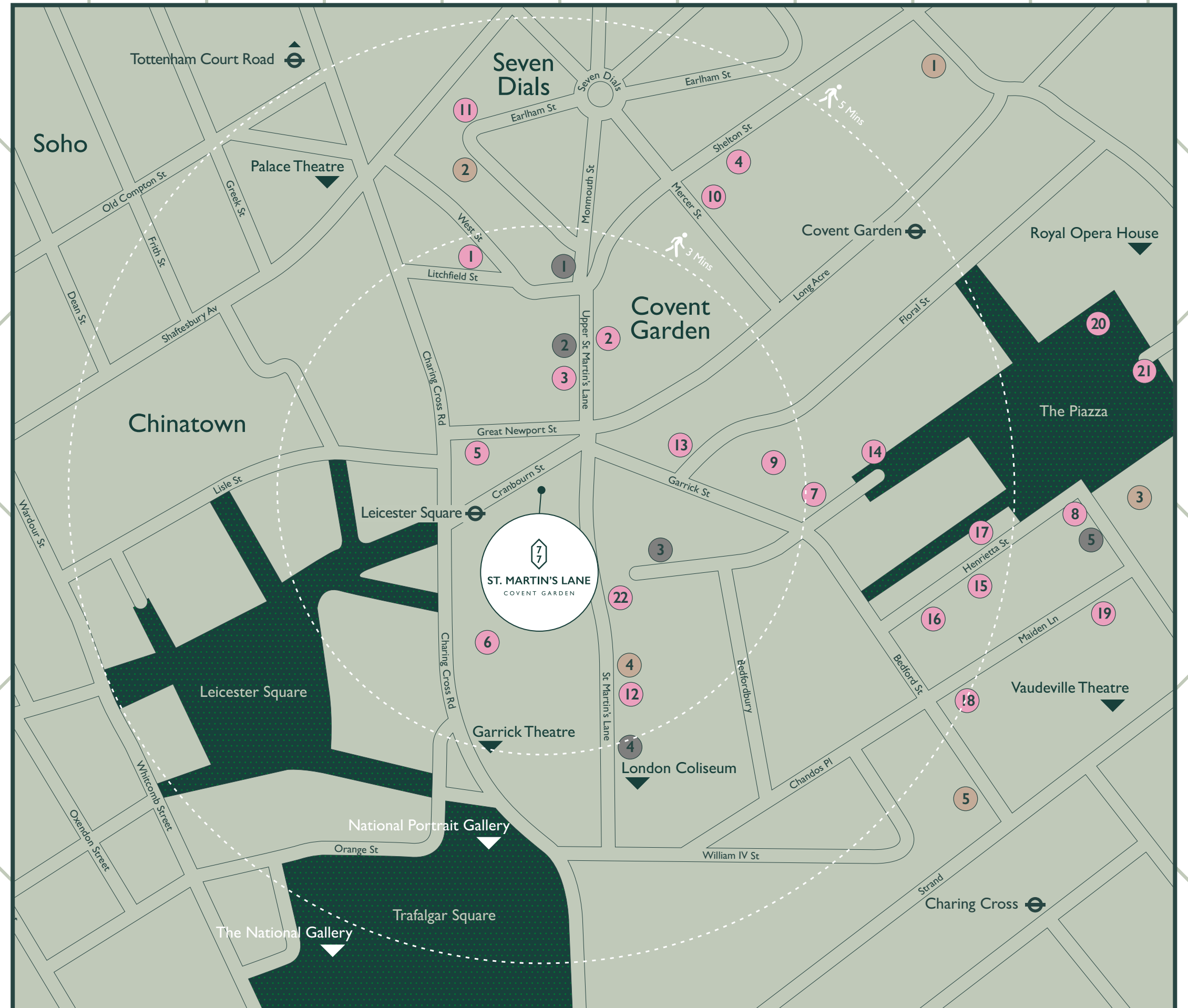
- | | |
|---------------------|----------------------|
| 1. The Ivy | 12. Fumo |
| 2. Dishoom | 13. Lima Floral |
| 3. Temper | 14. Clos Maggiore |
| 4. Hawksmoor | 15. Sticks 'n' Sushi |
| 5. Satori | 16. Frenchie |
| 6. J Sheekey | 17. Arome Bakery |
| 7. The Petersham | 18. Escapologist |
| 8. Rosa's Thai Cafe | 19. Rules |
| 9. La Goccia | 20. Sushi Samba |
| 10. Maison Bab | 21. Tuttons |
| 11. Chick 'n' Sours | 22. Mr Fogg's Tavern |

COFFEE

- | | |
|----------------------|--------------------|
| 1. WatchHouse | 4. Abuelo |
| 2. Arket Café | 5. Monmouth Coffee |
| 3. The Espresso Room | |

GYM

- | | |
|-----------------|---------------|
| 1. Nuffield | 4. Gymbox |
| 2. Digne | 5. DW Fitness |
| 3. Jubilee Hall | |





CONTACT

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Shaftesbury

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