

BLUEBOOK



Address.

101 St. Martin's Lane, WC2N

Size.

7,916 sq ft

Possession.

Available September 2024

Overview.

Newly remodelled reception and a fully refurbished, fitted office floor in the heart of Covent Garden. Available from September 2024

Specification.

New Landlord fit out with 58 desks in open plan, 2 offices and 5 meeting rooms, Remodelled reception, 4 pipe fan coil air conditioning, Raised floors, Demised WCs, 7 showers, 54 cycle space and 65 lockers, New ground floor collaboration Zones.

Financials.

Rent	Rent on application
Rates Payable	£36.55 per sq ft Est.
Service Charge	£20.17 per sq ft
EPC Rating	Upon enquiry

Contacts.

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Isobel Ewart

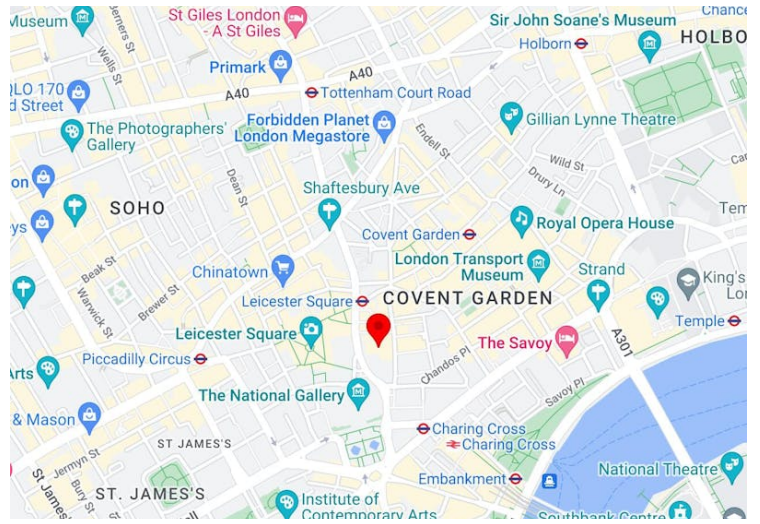
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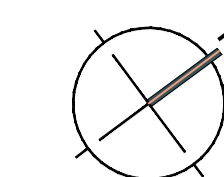
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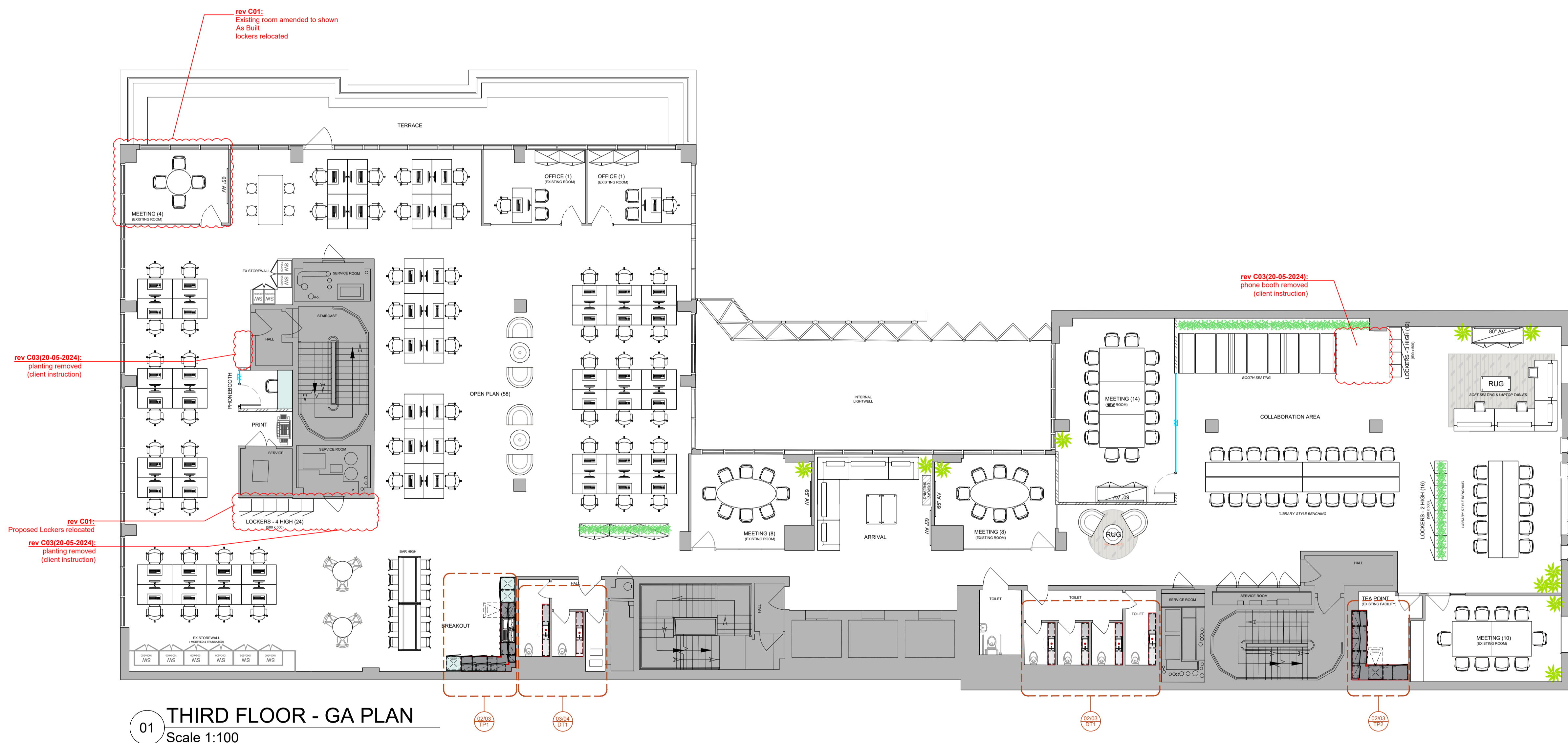


These particulars do not constitute a contract. Prospective occupiers must not rely upon the details herein as statements of facts or representations and must satisfy themselves as to their accuracy. Generated on 23/07/2024



FLOOR PLATE AREA: 8648 SQFT

**DRAWING
APPROVED FOR
CONSTRUCTION**



REV	DESCRIPTION	DRWN	CHKD	DATE
C04	ISSUED FOR CONSTRUCTION PROJECT NUMBER UPDATED			28-06-2024
C03	Drawing updated with instructed changes	NJ	LC	25-05-2024
C02	CONTRACT ISSUE with LAYOUT UPDATED	KK	LC	16/04/24
C01	CONTRACT ISSUE with LAYOUT UPDATED	NJKK		28/03/24
D	STORE ADDED		LC	11/03/24
C	UPDATED LAYOUT		LC	06/02/24
B	UPDATED LAYOUT		LC	16/01/24
A	UPDATED LAYOUT		LC	17/11/23
-	FIRST ISSUE	GB / LC	LC	17/11/23

DRAWING STATUS
CONSTRUCTION

CLIENT
KGAL

PROJECT ADDRESS
101 SAINT MARTIN'S LANE
LONDON, WC2N 4AZ

TITLE
THIRD FLOOR
GENERAL ARRANGEMENT
& Joinery location plan

SCALE	1:100@A1	DATE	17.11.2023
DRAWN	LC	CHECKED	LC

PROJECT NO	BLDG.	FLOOR	DETAIL	REV.
ODW005-01	-	03	- GA	- C04

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