

**51 ST MARTIN'S LANE
COVENT GARDEN
LONDON
WC2N 4EA**

**NEWLY REFURBISHED
High Quality Office Space
To Let**



1st Floor
957 Sq Ft

LOCATION

The building is prominently located on the East side of St Martin's Lane in the heart of Covent Garden and is surrounded by a huge variety of restaurants, eateries, bars, theatres and retail.

The area is extremely well served by public transport with Leicester Square (Piccadilly and Northern Lines), Covent Garden (Piccadilly Line) and Charing Cross (Bakerloo, Northern and South Eastern Trains) stations all within easy walking distance and numerous bus routes operating within the immediate vicinity.

DESCRIPTION

Newly refurbished, high quality self-contained office space with a brand new modern fitted kitchenette, meeting room, break out space and private WCs.



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AMENITIES

- High quality newly refurbished office space
- Newly refurbished common parts
- Brand new fitted Kitchenette
- Quooker tap
- Private WCs
- Exposed brick and wood flooring
- Excellent natural light
- Air conditioning
- Prime Location
- Furniture can be provided

TERMS

A new lease is available, directly from the Landlord for a term to be agreed.

Floor	Size (Sq. ft)	Rent (Per Sq. ft)	Rates (Per Sq. ft)	Service Charge (Per Sq. ft)	Total Per Annum	Total Per Month
1 st	957	£69.50	£20.85	£4.17	£90,455.64	£7,537.97

VAT

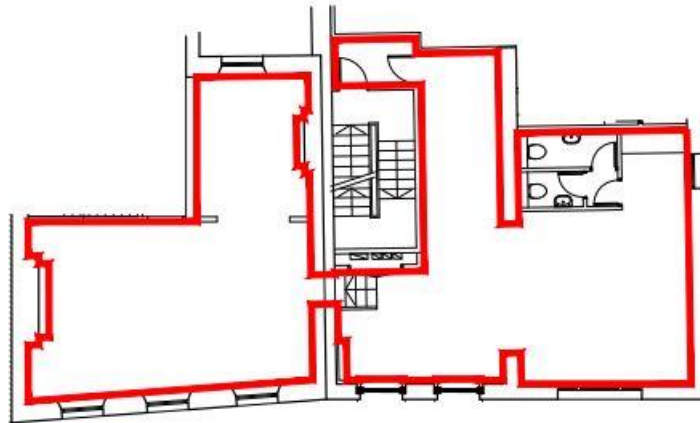
VAT is applicable.

LEGAL COSTS

Each party is to be responsible for its own legal costs incurred in this transaction.

POSSESSION

Available Immediately



Viewings by arrangement through sole agents Noble Harris:

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