

**CGI representation**

**MODERN COVENT GARDEN OFFICE TO LET**



**3rd Floor, 67-68 Long Acre**

**London, WC2E 9JD**

**A newly refurbished office  
located in a convenient  
Covent Garden location,  
within a modern building  
benefitting from a lift +  
concierge**

**1,815 sq ft**  
(168.62 sq m)

- Economic Covent Garden rent
- Great location
- Concierge
- Full air conditioning
- Raised floors
- New fitted kitchen
- Front and rear windows along the width of the suite
- Communal shower

# 3rd Floor, 67-68 Long Acre, London, WC2E 9JD

## Summary

Available Size	1,815 sq ft
Rent	£99,825 per annum
Rates Payable	£53,760 per annum
Service Charge	£23,595 per annum
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C

## Description

A refurbished office that is situated on the 3rd floor of a modern office building that has been constructed behind a classical period façade.

This office is well proportioned and regularly shaped with windows to its front and rear and provides good natural light to all parts.

The 4th floor is also available and offers a further 1,488 sq. ft.

## Location

Situated on the south side of Long Acre between the junctions of Bow Street and Drury Lane and surrounded by Covent Garden's superb shopping and restaurants. Covent Garden (Piccadilly Line), Holborn (Central + Piccadilly Line) + Leicester Square (Northern + Piccadilly line) underground stations are all within easy walking distance.

## Accommodation

The accommodation comprises of the following floor area + total rent, service charge and business rates costs

Floor/Unit	sq ft	Total /sq ft	Total month	Total year
3rd	1,815	£97.62	£14,765	£177,180

## Terms

A new lease is offered directly from the freeholder.

## VAT

VAT is payable on the rent and service charge with this building.

## Availability

This property is ready for immediate occupation.

## Viewings

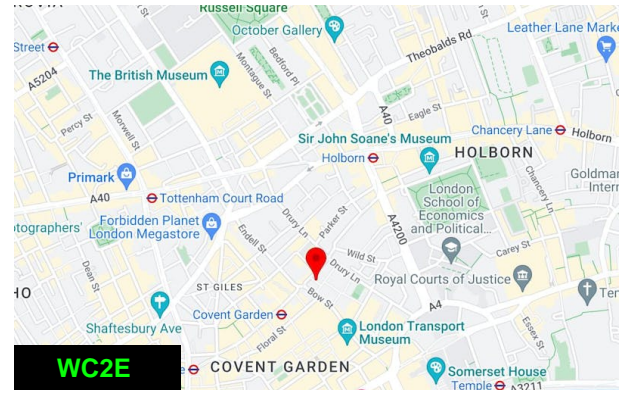
All viewings via the landlord's joint sole agents, Kyle Nicholls of Graham + Sibbald on 07810 602 853 + David Shapiro of Ashurst Real Estate on 07970 128 599.

## Visit this property's dedicated website

Where you can find further information, photos, floor plans and a walk round video tour <https://m.search-prop.com/3rd-floor-67-68-long-acre-london>

## Ashurst Real Estate

If this property is not for you, please take a look at our other properties at <https://www.ashurstre.london/properties>



## Viewing & Further Information



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