

CGI representation

REFURBISHED COVENT GARDEN OFFICES



3rd + 4th Floors, 67-68 Long Acre

London, WC2E 9JD

**Well located modern offices
that are just a few minutes
walk from both Covent
Garden and Holborn and all
of their delights!**

1,488 to 3,303 sq ft
(138.24 to 306.86 sq m)

- Fantastic Covent Garden location
- Concierge
- Lift
- Raised floors
- Air conditioning
- Great natural light
- DDA compliant
- New fitted kitchens
- Communal shower

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Summary

Available Size	1,488 to 3,303 sq ft
Rent	£81,840 - £181,665 per annum
Rates Payable	£28.70 per sq ft Average across both floors from 1 April 2023
Service Charge	£13 per sq ft
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon Enquiry

Description

67-68 Long Acre is a modern office building behind a period façade + provides well proportioned, regularly shaped offices.
Only the 3rd + 4th floors now remain available and can be leased together or by the floor.

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 3rd + 4th floors comprise the following sizes + financial figures:

Floor/Unit	sq ft	Total /sq ft	Total month	Total year
4th	1,488	£95.54	£11,846.96	£142,163.52
3rd	1,815	£97.62	£14,765.03	£177,180.30

Terms

A new lease or leases are offered directly from the freeholder.

Availability

These floors are ready to occupy now.

Viewings

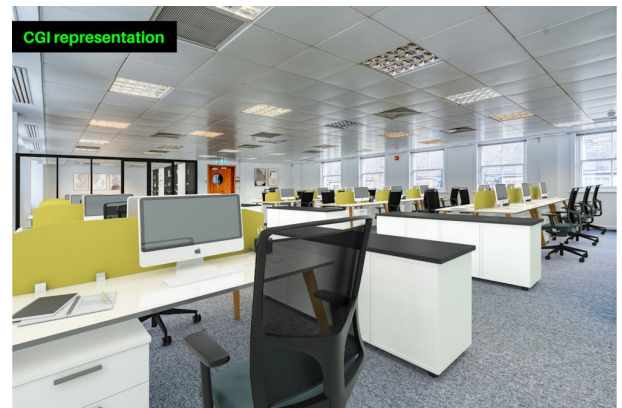
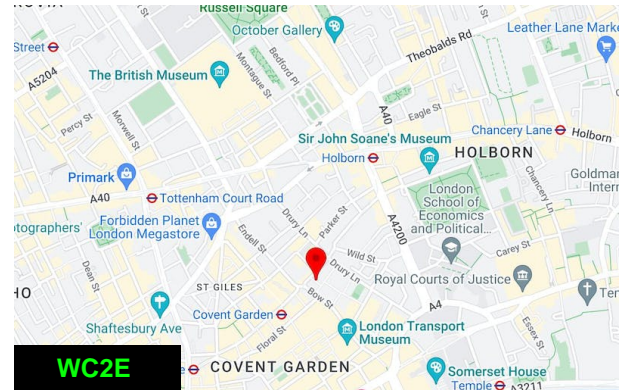
All viewings will be via the landlord's joint sole agents, Kyle Nichols of Graham + Sibbald (07810 602 853) and David Shapiro of Ashurst Real Estate (07970 128 599).

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/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



David Shapiro

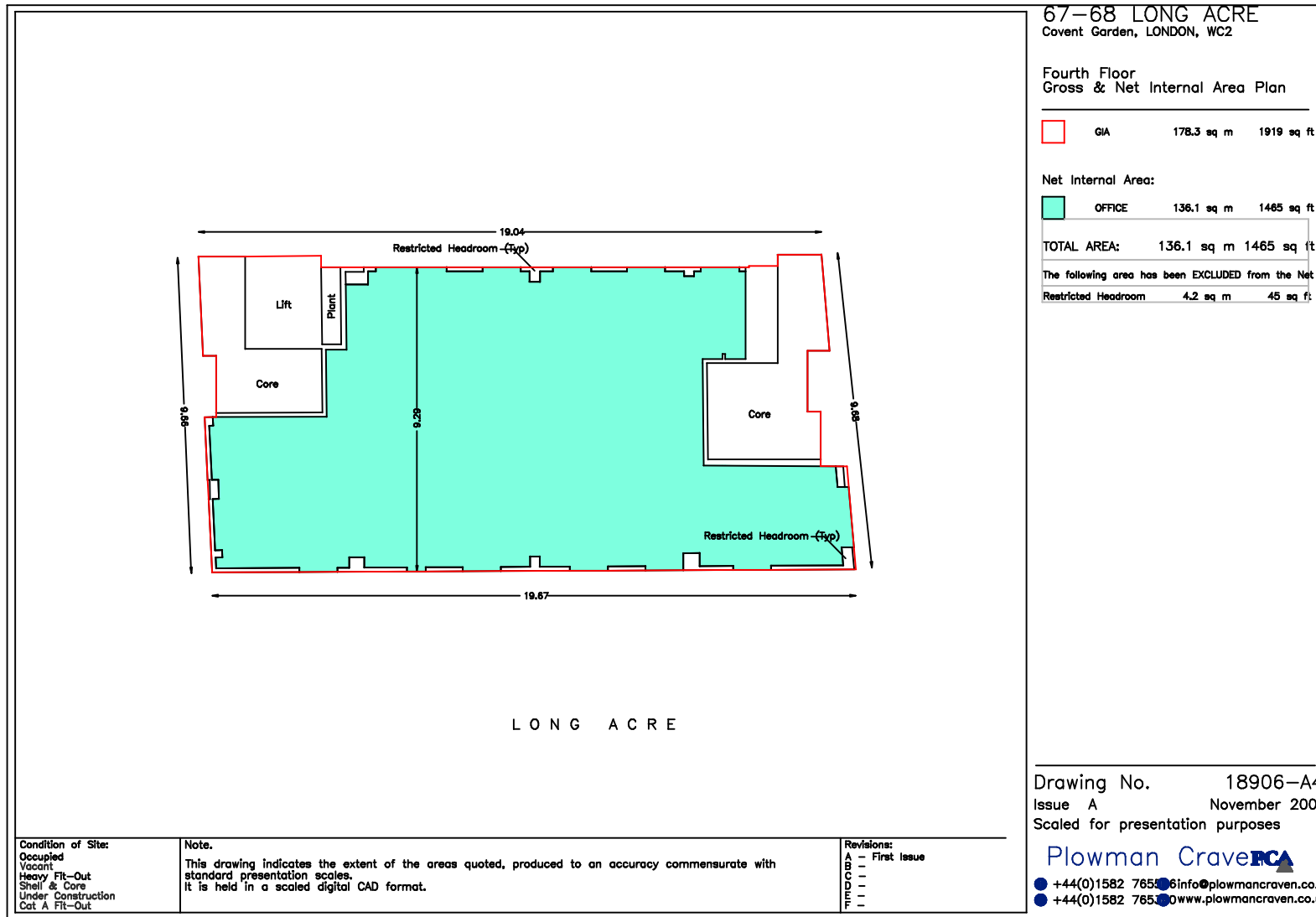
07970 128599 | 020 7419 5117

ds@ashurstre.london

Kyle Nicholls (Graham + Sibbald)

07810602853

kyle.nicholls@g-s.co.uk



67-68 LONG ACRE
Covent Garden, LONDON, WC2

Fourth Floor
Gross & Net Internal Area Plan

 GIA	178.3 sq m	1919 sq ft
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Net Internal Area:

 OFFICE	136.1 sq m	1465 sq ft
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TOTAL AREA: 136.1 sq m 1465 sq ft

The following area has been EXCLUDED from the Net Internal Area:

Restricted Headroom	4.2 sq m	45 sq ft
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L O N G A C R E

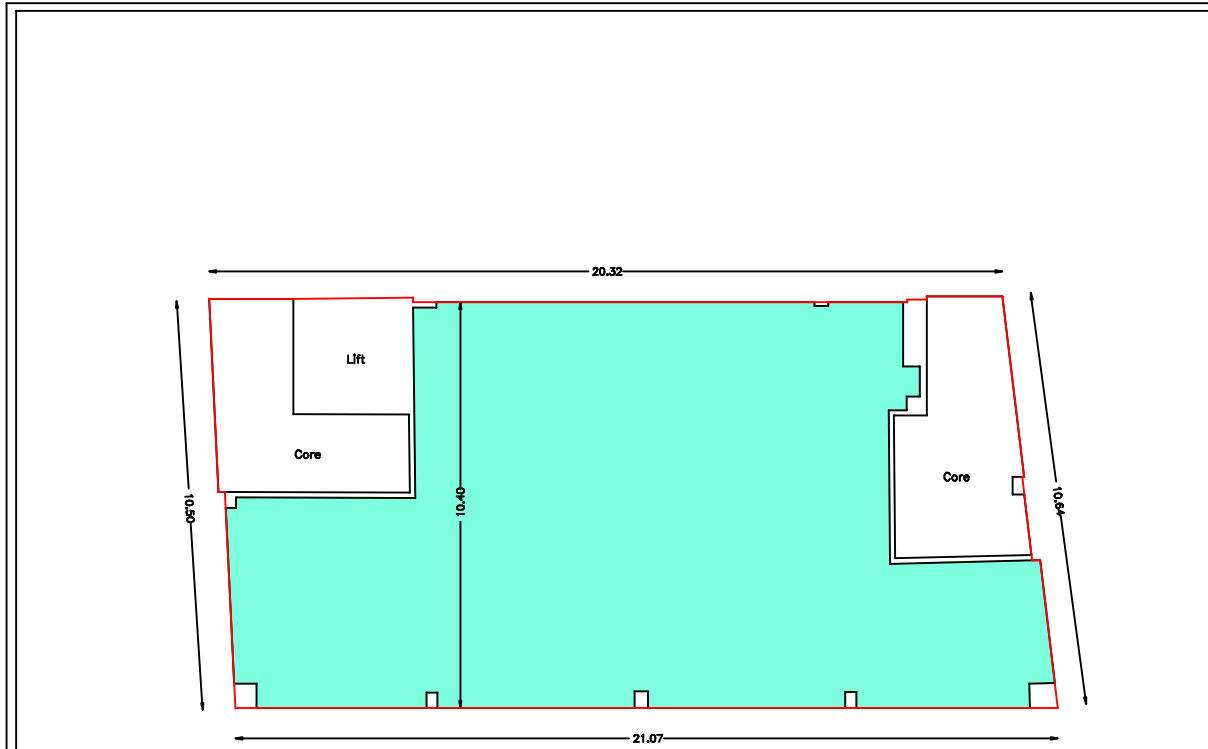
Drawing No. 18906-A4
Issue A November 2007
Scaled for presentation purposes

Plowman Craven
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Condition of Site:
Occupied
Vacant
Heavy Fit-Out
Shell & Core
Under Construction
Cat A Fit-Out

Note.
This drawing indicates the extent of the areas quoted, produced to an accuracy commensurate with standard presentation scales. It is held in a scaled digital CAD format.

Revisions:
A - First Issue
B -
C -
D -
E -
F -



L O N G A C R E

67-68 LONG ACRE
Covent Garden, LONDON, WC2

Third Floor
Gross & Net Internal Area Plan

	GIA	215.6 sq m	2321 sq ft
Net Internal Area:			
	OFFICE	167.2 sq m	1800 sq ft
TOTAL AREA:		167.2 sq m	1800 sq ft

Drawing No. 18906-A3
Issue A November 2007
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