

PROPERTY PARTICULARS

19 BROAD COURT, COVENT GARDEN, LONDON WC2B 5QN www.robincalver.com
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**ROBIN
CALVER**
CHARTERED SURVEYORS

REDUCED RENT £42.50 SQ.FT. NO VAT 37/38 LONG ACRE, COVENT GARDEN, WC2 1,804 sq. ft. (167.59m²)

Location The property is located on the south side of Long Acre, close to Covent Garden (Piccadilly line) underground station.

Accommodation The property comprises offices over first and part second floor.

First Floor	1,407 sq. ft.	130.71m ²
Mezzanine Comms. Room	68 sq. ft.	6.32m ²
Second Floor	329 sq. ft.	30.56m ²
Total	1,804 sq. ft.	167.59m ²



Amenities Comfort cooling Kitchen
Perimeter trunking Category 2 lighting
Male and female wc's Excellent natural light

Lease New lease to be granted outside the security of tenure provisions of the Landlord & Tenant Act 1954. Available immediately.

Rent £42.50 sq. ft. VAT is not applicable.

Rates Rates payable 2017/18. £39,920 (£22.12 sq. ft.).
Interested parties should verify this with Westminster Council.

Service Charge £4.00 sq. ft. EPC Rating 81

Possession Immediate on completion of legal formalities.

Viewing Through Joint Sole Agents

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