

PROPERTY PARTICULARS

71-75 SHELTON STREET, COVENT GARDEN, LONDON WC2H 9JQ www.robincalver.com
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SMALL OFFICE TO LET

37/38 LONG ACRE COVENT GARDEN, WC2

603 sq ft (56.02m²)



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 part of the first floor.	
	First Floor	603 sq. ft 56.02m²
Amenities	Comfort cooling Perimeter trunking Self contained	Redecorated Category 2 lighting Excellent natural light
Lease	New full repairing and insuring lease on flexible terms excluded from the security of tenure provisions of the Landlord & Tenant Act.	
Rent	£47.50 sq. ft	
Rates	Rates payable 2020/21 £13,224 (£21.93 sq. ft). Interested parties should verify this with Westminster Council.	
EPC	Band D	
Service Charge	Approximately £8 per sq. ft	
Possession	November 2020 or earlier by arrangement.	

ROBIN CALVER 020 7497 0402 Ref: Robin Calver