

REDECORATED COMFORT COOLED OFFICE FLOORS

37/38 LONG ACRE WC2

598/1,015/1,140/2,753 SQ FT



LOCATION: Situated in the heart of Covent Garden amongst the excellent shopping and dining facilities and within a few yards of Covent Garden underground station.

DESCRIPTION: Comprises the second and third floors, divided by light partitioning into a mixture of open plan areas and individual offices which can be let separately or together.

FIRST FLOOR	598 sq ft
SECOND FLOOR	1,140 sq ft
THIRD FLOOR	1,015 sq ft
TOTAL	2,753 sq ft

AMENITIES:	* COMFORT COOLING	* SUPERB NATURAL LIGHT
	* NEWLY DECORATED	* 24 HOUR ACCESS
	* 24 HOUR ACCESS	* FITTED KITCHEN
	* PERIMETER RUNNING	* CARPETED

LEASE/S: New lease/s direct from the landlord for a term by arrangement.

RENT: £39.50 sq ft

RATES: £21.70/26.50 p sq ft

SERVICE CHARGE: £8 p sq ft

VIEWING: By appointment through SOLE AGENT:

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