





LONIC 020 7486 0900



22 Stukeley Street, London WC2B 5LR

PRIME COVENT GARDEN
OFFICES TO LET GROUND FLOOR

1,560 sq ft - 145 sqm

LOCATION: The property is well located on Stukeley Street which is in close proximity to Holborn (Central and Piccadilly lines), Tottenham Court Road (Northern and Central lines) and Covent Garden (Piccadilly line) Underground Stations. The area is very vibrant with numerous, retailers, restaurants, bars and theatres

ACCOMMODATION: Comprising part ground floor of this modern recently refurbished property. This self-contained office provides a large open plan area with up to 30 desks plus two glass partitioned meeting rooms and kitchenette. These grade A offices are refurbished to a high standard. Ideal for companies requiring additional/overflow or plug & play accommodation.

Viewings Strictly by appointment through agents:

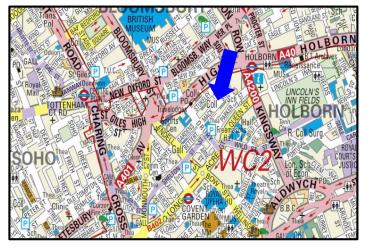
Stephen Feiner

sf@lonic.eu 020 7486 0900

Michael Firestone

mf@lonic.eu 020 7486 0900

Sam Simon sam@lonic.eu 020 7486 0900





AMENITIES:

Passenger Lift CAT 6 cabling

Comfort Cooling Fibre

Good Natural Light Manned reception

Desks & Chairs provided

Glass partitioned

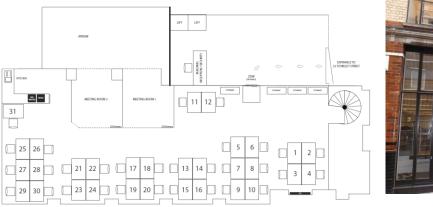
Raised Floors meeting rooms

22 Stukeley Street, London, WC2B 5LR HEART OF COVENT GARDEN





FLOOR PLAN





LEASE: Available by way of a flexible sublease for a term by arrangement. The lease will be excluded from the Landlord and Tenant Act 1954.

At a cost of £13,500+VAT per calendar month inclusive of rent, rates, service charge and utilities. Each desk will have a dedicated voip phone number which is quality assured and access to **100MB** fibre optic broadband.

These particulars are prepared as a general outline for prospective purchasers or tenants and do not constitute nor form part of an offer or contract.

This should not be relied upon as statements or representations of fact. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise, nor that any services or facilities are in good working order. All rents and prices quoted exclusive of VAT where appropriate.