

LONIC

020 7486 0900
LONDON & NEW YORK

**“GET CREATIVE IN
COVENT GARDEN”**

839 SQ. FT.

**30-32
NEAL STREET
WC2H 9PS**



**Appointment
through
sole agents:**

Jonny Novick
jn@lonic.eu
07811 100 622

Michael Firestone
mf@lonic.eu
07909 224 095

APPROXIMATE COSTS:

**Creative / Media
Style Floor Available
To Let**

**839 Sq. Ft.
78 Sq. M.**

FLOOR	SIZE SQ. FT SQ. M.	PASSING RENT PA /SQ. F.T.	BUSINESS RATES 2019/20 PA /SQ. FT.	SERVICE CHARGE PA /SQ. FT.	TOTAL INCLUSIVE COST PA PCM
3rd	839 78	£46,145 £55.00	£18,210 £22.00	£4,195 £5.00	£68,799 £5,733



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Amenities:

- Independent CCTV Camera System
- Key Pad & Fob Entry System
- Fibre
- 3 Rooms & Comms Cupboard
- 2 WCs & Shower
- Signage & Branding Options
- Impressive Natural Light
- Comfort Cooling
- Wood Flooring
- Raised Floors
- Impressive Natural Light Throughout
- Ideal for TMT Operator

LOCATION:

Seven Dials is a unique village with a mix of eclectic restaurants and cafes, independent boutiques, global brands, theatres and luxury hotels. The property is located on Neal Street and is within walking distance of Covent Garden & Leicester Square stations.

ACCOMODATION:

Third floor comprises of three interconnecting furnished rooms and a comms room. Each of these rooms benefits from wood flooring, storage cupboards, raised floors, comfort cooling, impressive floor to ceiling height, use of two toilets, shower and an independent CCTV alarm system.

LEASE:

By way of an assignment of the existing lease until December 2023. The lease is outside the 1954 Landlord & Tenant Act.

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.