



64 Long Acre, Covent Garden, London WC2E 9JD

Location

The premises are situated in Covent Garden, close to the junction of Long Acre and Bow Street and opposite new landmark office scheme The Acre, comprising 240,000 sq ft of grade A accommodation. The location benefits from excellent connectivity, being 2 minutes' walk from Covent Garden underground, and 8 minutes' walk from Tottenham Court Road (Crossrail). There is a high level of footfall 7 days a week from shoppers, workers and leisure visitors to the area's many attractions – including Covent Garden Market and The Royal Opera House – as well as its theatres and hotels. Nearby operators include Pho, The Sun Tavern, The Real Greek and Zizzi amongst others.

For an understanding of the location please review [Google Street View](#).

Description

The premises are arranged over ground and basement floors.

The net internal areas are understood to be:

Ground	105 sq m	1,127 sq ft
Basement	96 sq m	1,033 sq ft
Total	201 sq m	2,160 sq ft

Lease

The premises are available by way of a new lease for a term to be agreed, outside the provisions of the 1954 L&T Act (Part II).

Rent

Rental offers in the region of £140,000 pax are being sought.

Planning

The premises benefit from E Class Planning permission.

Further Details

An EPC certificate can be provided upon request. Unless otherwise stated, each party is to bear its own legal costs, VAT may be applicable, and possession will be available upon completion of legal formalities.

Viewing is strictly by prior appointment with sole agents Davis Coffey Lyons: dcl.co.uk

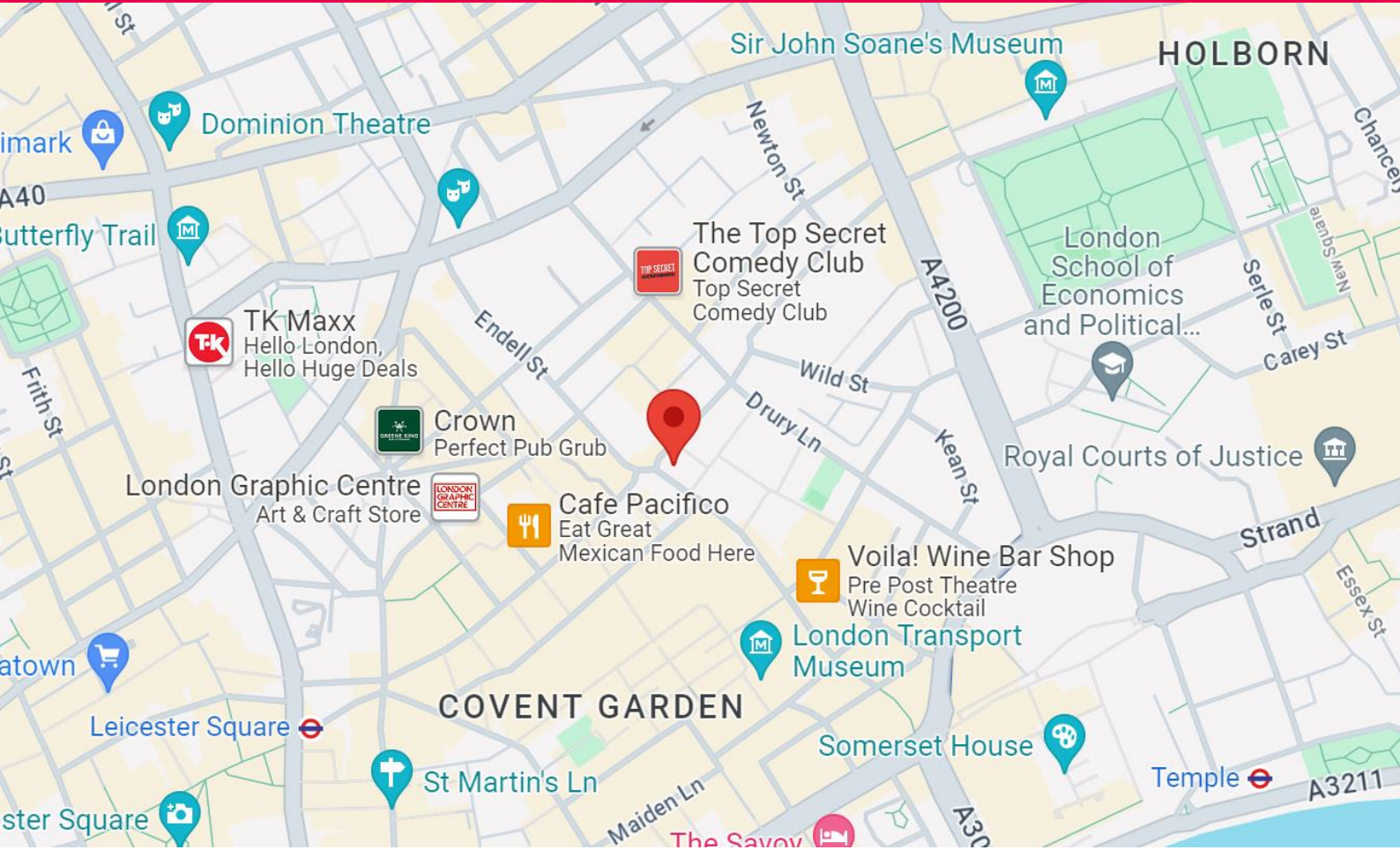
Jonathan Moradoff
Executive Director
0207 299 0753
jmoradoff@dcl.co.uk

Phoebe Brydon
Agent
0207 299 0726
pbrydon@dcl.co.uk



**DAVIS
COFFER
LYONS**

**NEW LEASE – LONG ACRE WC2E – 2,160 SQ FT
PRIME COVENT GARDEN E CLASS OPPORTUNITY**



Davis Coffey Lyons provides these particulars as a general guide to the property, which is offered subject to contract and to being available. These particulars do not constitute an offer or a contract or any part of an offer or contract. We (or anyone in our employ) do not imply, make or give any representation, guarantee or warranty whatsoever relating to the terms and neither does our client (the vendor or lessor). Any intending purchaser must by inspection or otherwise, satisfy himself as to the correctness of any of the statements contained in the particulars. All negotiations must be conducted through Davis Coffey Lyons Limited.