

PROPERTY PARTICULARS

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**Jarvis
Keller
Stephens**

Property Consultants
& Estate Agents

TO LET SELF CONTAINED, MEDIA OFFICES IN COVENT GARDEN

8,278 SQ FT APX.

**15 MACKLIN STREET, LONDON
WC2B 5NR**



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LOCATION

The property is situated on the north side of Macklin Street close to the junction with Drury Lane. The immediate area benefits from numerous shops, restaurants and theatres.

Holborn and Covent Garden underground stations are both within close proximity.

DESCRIPTION

Designed by Ben Adams Architects, 15 Macklin Street is a newly developed, self contained office building, providing Grade A office accommodation. The premises are currently fitted out to a high specification in media style as shown in the photographs. The premises can either be delivered in the current fitted condition or in CAT A.

ACCOMMODATION

Ground floor	500 sq ft
1 st floor	565 sq ft
2 nd floor	2,942 sq ft
3 rd floor	2,605 sq ft
4 th floor	1,666 sq ft

TOTAL **8,278 sq ft**
(all measurements are apx.)

AMENITIES

- * Terraces on 3rd and 4th floors
- * Exposed concrete walls and ceiling
- * Suspended lighting system
- * Exposed air conditioning
- * Lift
- * Raised access floors
- * Showers and bike storage

RENT

£579,460 PAX/£70 per sq ft

BUSINESS RATES

We understand that the ratable value of the premises is £307,500 equating to rates payable per annum of £151,598, however interested parties are advised to make their own enquiries.

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SERVICE CHARGE The budgeted service charge for the year ending 31st December 2018 is £6.35 PSF.

LEASE A new lease is available directly from the Freeholder by negotiation.

VIEWING Through sole agents

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