PROPERTY PARTICULARS

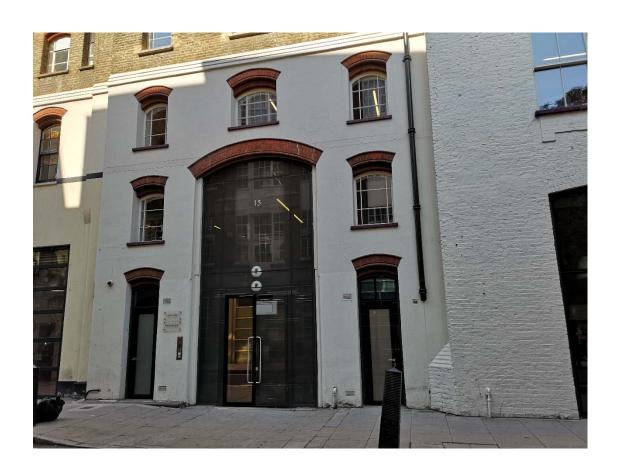
Jarvis Keller Stephens

One St. John Street | Smithfield | London | EC1 M4AA Tel: 020 7251 9226 | Fax: 020 7253 7480 | agency@jarviskellerstephens.co.uk Property Consultants & Estate Agents

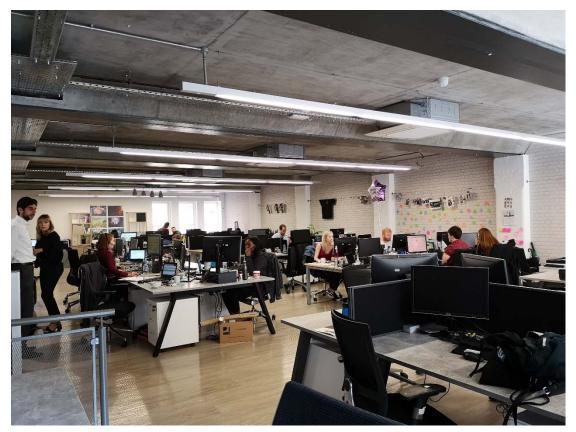
TO LET SELF CONTAINED, MEDIA OFFICES IN COVENT GARDEN

8,278 SQ FT APX.

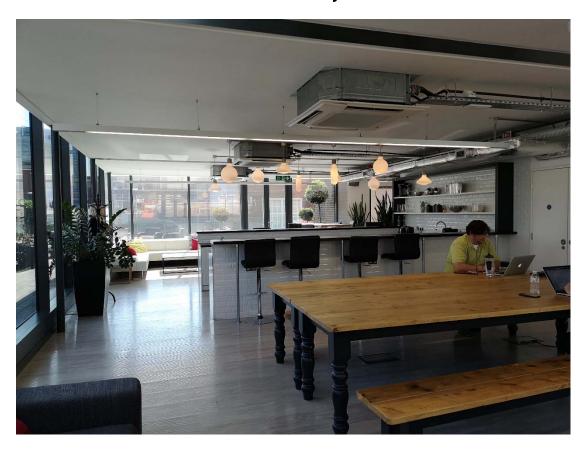
15 MACKLIN STREET, LONDON WC2B 5NR

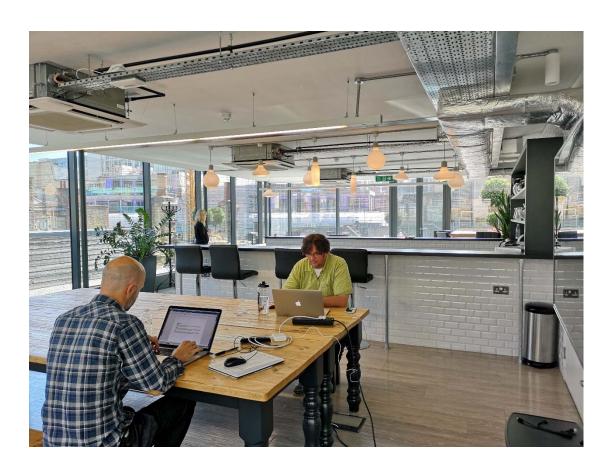


Information is given only on the following basis. 'Information' means these details and any other information, verbal or in writing, which we give you or your representatives in relation to the property or the transaction. Information does not form part of any offer or contract. These particulars are a general outline only and cannot be relied on as statements of fact. Information is believed to be correct but we do not guarantee its accuracy. Information supplied by our client is passed on in good faith and we do not independently check it. Measurements are approximate only. We do not check services or legal or title matters. We do not warrant that necessary permissions exist. You must satisfy yourself about the accuracy of all Information and that the property and the terms meet your requirements by your own inspection and investigations.









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 2nd floor 2,942 sq ft 3rd floor 2,605 sq ft 4th 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.

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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