

# CFK

**08700 533 755**

**[www.cfklp.co.uk](http://www.cfklp.co.uk)**

**69 MONMOUTH ST  
COVENT GARDEN  
LONDON WC2**

**COMFORT COOLED  
MEDIA STYLE OFFICE SPACE  
UNDER REFURBISHMENT  
2,805 - 9,470 FT<sup>2</sup> TO LET**



69 MONMOUTH ST • COVENT GARDEN • LONDON WC2

## LOCATION

The building is situated on the south east tip of Monmouth St, which connects Seven Dials to Upper St Martin's Lane in the heart of Covent Garden. Covent Garden is one of London's best office locations because it is centrally located and has world class restaurants, shops, leisure facilities and great communications.

The nearest underground stations are Covent Garden (Piccadilly line) Leicester Square (Northern & Piccadilly lines) and Tottenham Court Rd (Central & Northern lines).

## ACCOMMODATION

69 Monmouth St has its own ground floor reception, with a passenger lift leading to 4 upper floors. The floors are being refurbished to provide flexible comfort cooled office space, with excellent natural light and very pleasant views.

Floor	Area (ft <sup>2</sup> )
4	1,070
3	2790
2	2805
1	2805
<b>Total</b>	<b>9470 ft<sup>2</sup></b>

## AMENITIES

- Comfort Cooling
- Raised Floors
- Excellent Natural Light
- Delightful Views
- Passenger Lift
- Kitchen Facilities
- Server Rooms





View from the Office



## TERMS

New lease (s) available until 28th September 2014 on effective full repairing and insuring terms.

## RENT

£29.50 per sq ft per annum exclusive of outgoings and VAT.

## OUTGOINGS

At present the 3rd & 4th floors are rated together, with rates payable in the Financial Year to 1st April 2012 estimated at £16.18 per sq ft. Rates payable for the 1st & 2nd floors are estimated at £17.23 per sq ft. The service charge will be capped at £8.00 per sq ft per annum (including heating & cooling), subject to annual increase in line with RPI. Buildings insurance tbc.

## VIEWINGS

Please call CFK to arrange a viewing.

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020 7484 9260

### Michael Fraser

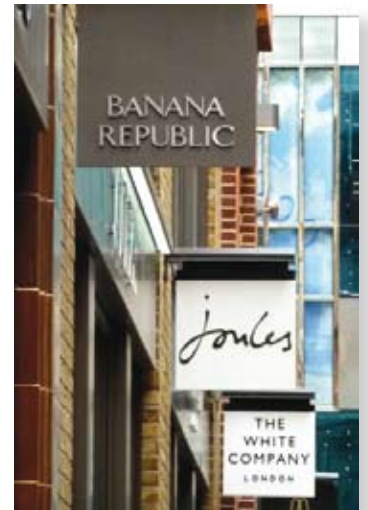
[michael.fraser@cfkllp.co.uk](mailto:michael.fraser@cfkllp.co.uk)

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### FOR FURTHER INFORMATION, VISIT OUR WEBSITE:

[www.cfkllp.co.uk](http://www.cfkllp.co.uk)

### Subject to Contract



## MISREPRESENTATION ACT 1967

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