



REFURBISHED OFFICES TO LET

45 MONMOUTH STREET, LONDON, WC2 2,103 sq ft (195 sq m)

LOCATION: The property is located on the east side of Monmouth Street just south of Seven Dials in Covent Garden. The offices are a short walk of Covent Garden underground station (Piccadilly Line), Tottenham Court Road (Northern and Central Line) and Leicester Square underground station (Northern Line).



ACCOMMODATION: The space is arranged over the first, third and fourth floors, please see a breakdown below:-

Fourth Floor	1,219 sq ft	(113.26 sq m) LET
Third Floor	2,103 sq ft	(195.39 sq m)
First Floor	2,280 sq ft	(211.84 sq m) UNDER OFFER
Total	5,602 sq ft	(520.49 sq m)

Basement available for alternative uses (STP) – 1,912 sq ft

- AMENITIES:**
- * Comfort Cooling
 - * Excellent Natural Light
 - * Lift
 - * Fully Refurbished
 - * Underfloor Trunking

POSSESSION: Now.

CITY / MIDTOWN / WEST END

Chartered Surveyors + Property Consultants

Misrepresentation Act: Kinney Green for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of, an offer or a contract, (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements of fact but satisfy themselves by inspection or otherwise as to the correctness, (iii) no person in the employment of Kinney Green has the authority to make or give any representation or warranty whatever in relation to this property, (iv) all rents and prices are quoted exclusive of VAT.



kinneygreen

property details

www.kinneygreen.com

LEASE: New lease(s) are available direct from the Landlord for a term by arrangement.



RENT: £49.50 per sq ft per annum

RATES: £20.82 per sq ft per annum

SERVICE CHARGE: £9.70 per sq ft per annum

VIEWING: Strictly by appointment via the sole letting agents:

KINNEY GREEN

ROB MACNAB

DDI: (020) 7269 8804

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NEIL WARWICK

DDI: (020) 7269 8806

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EPC rating: C

January 2014

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