

GROUND FLOOR &
MEZZANINE,
17 MACKLIN STREET,
WC2B 5NR

OFFICE TO LET 3,789 SQ FT

HIGHLIGHTS:

- Plug & Play
- Self Contained
- Double Height Reception
- 14 Person Boardroom
- Meeting Rooms
- Kitchenette & Breakout Area
- Shower Facilities & Secure Bike Storage
- Lift Access to Mezzanine Floor
- Exposed Services
- Air-Conditioning
- DDA Compliant

WE ARE OFFICES



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LOCATION:



The building is ideally located near Seven Dials and Covent Garden piazza meaning an array of restaurants, entertainment venues and bars nearby.

The office is a short walk from Holborn Station (4 mins), Covent Garden Station (6 mins) and Tottenham Court Road Station (10 mins).

DESCRIPTION:



The self-contained building offers occupiers with a plug & play solution with an impressive double height reception entrance. The office provides two open plan desking areas, large boardroom, meeting rooms, kitchen and breakout area.

Occupiers also benefit from access to shower facilities and secure bike storage.

The British Museum **BPP University** London Holborn artners High Holbor Holborn O Shack Road The Hono The Post Building 440 17 Macklin St. Holborn. International Google CSG The Top Secret Comedy Club School of yland SDM @ Economics and Political. 9 Royal Cot

TERMS:

Hall



Available by way of an assignment or flexile sublease until January 2024.

A new lease is also available direct with the landlord.

EPC:



The building has an EPC rating 'C'

VIRTUAL TOUR:



Click here to view virtual tour

FLOOR AREAS & OUTGOINGS

Floor	Size (sqft)	Quoting Rent	Service Charge	Business Rates	Total (pa)	Total (pcm)
Grnd & Mezz	3,789	£55.00	£6.28	£20.36	£309,334	£25,778

VIEWINGS

Strictly through appointment by sole agents:

George Marment

Email: gpm@makingmoves.london **Tel**: 07551 158799 or 020 3595 3121

Phil Snowden

Email: ps@makingmoves.london

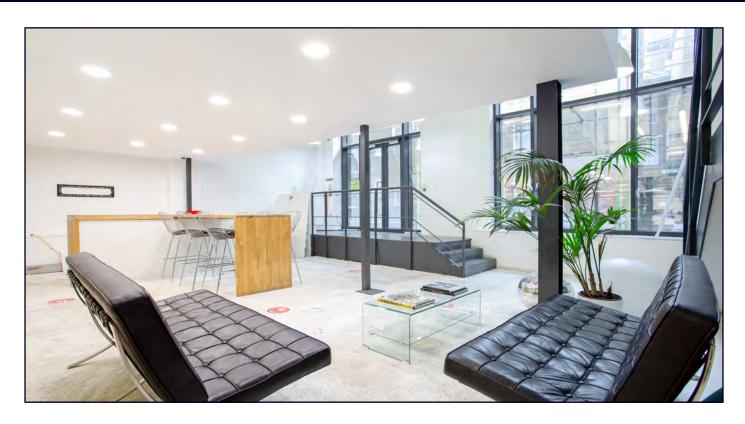
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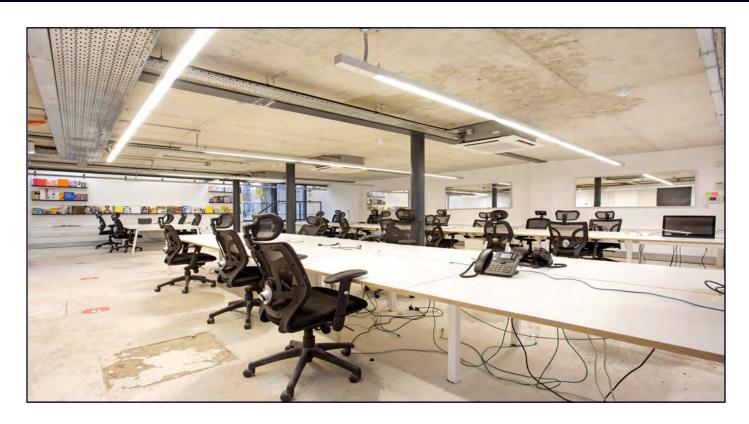






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