



MAKING MOVES



EXIT



**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

Contact us **TEL** 020 3595 3121 **E-MAIL** info@makingmoves.london **WEB** www.makingmoves.london

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.

TERMS:



Available by way of an assignment or flexible 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

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