

TO LET  
67/68 Long Acre, Covent Garden  
WC2E 9JD

 GRAHAM  
SIBBALD



- Extending to 5,005 sq. ft arranged over Mezzanine, Ground and Lower Ground Floors.
- Space is configured as self-contained office accommodation.
- Prime Covent Garden location within walking distance of Covent Garden Underground Station.

## LOCATION

The property is located on the south side of Long Acre between the junctions of Bow Street and Dury Lane. The superb retail and restaurant amenities of Covent Garden are in immediate proximity. Covent Garden (Picadilly Line), Holborn (Central and Piccadilly Line) and Leicester Square (Northern and Piccadilly Line) underground stations are all within close walking distance.

## DESCRIPTION

The suite is uniquely configured and is arranged over three floors interlinked with an internal spiral staircase and benefits from good natural light via the rear atrium and roof light.

The accommodation is served by WCs at the mezzanine level with a large fitted kitchen at the lower ground level and tea points on the other floors. The building is also served by a concierge and shower facilities. Additionally, the suite benefits from ample breakout and meeting space.

The accommodation is accessible via the reception lobby and is configured as office space. There could be an opportunity to reconfigure the accommodation with a self-contained external entrance repurposing the space for retail or leisure use.

The property benefits from mains gas, electricity, water and drainage.



## ACCOMMODATION

The accommodation comprises of the following approximate Net Internal Areas:

Floor	Sq.Ft	Sq.M
Mezzanine	1,246	116
Ground	1,224	114
Lower	2,535	235
<b>Total</b>	<b>5,005</b>	<b>465</b>

## TENURE

A new Lease FRI lease is available from October 2025

## RENT

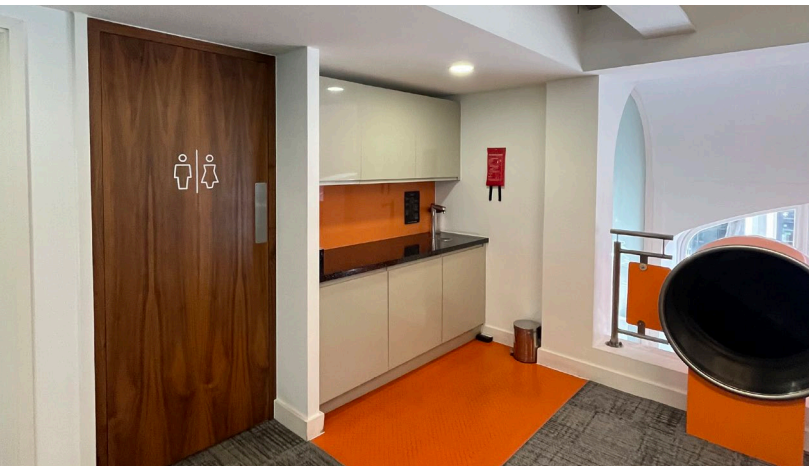
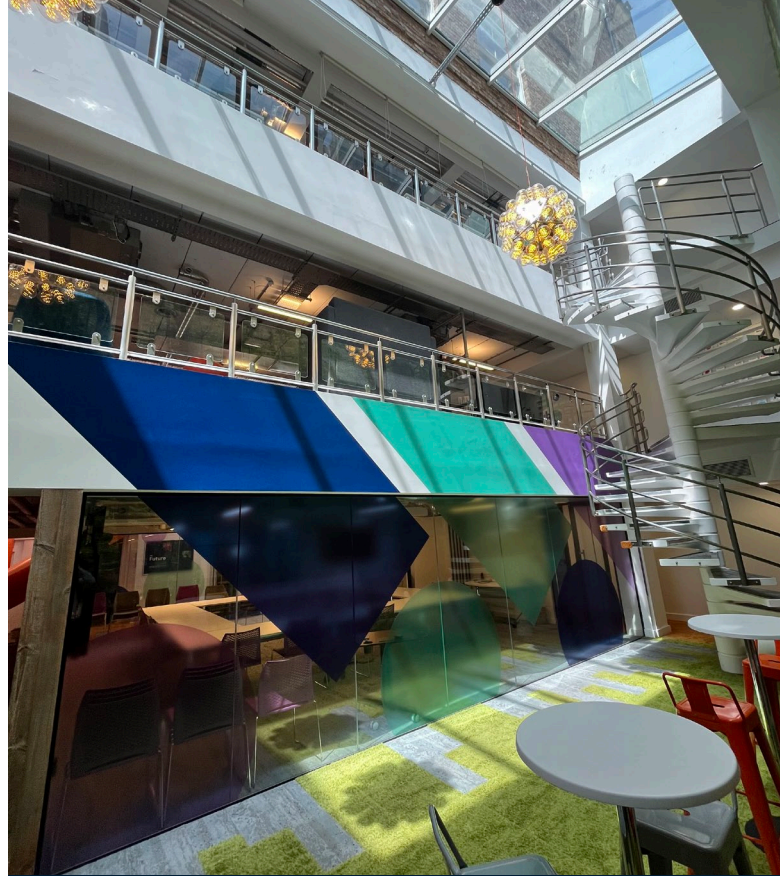
Upon application

## EPC

Available on request.

## COSTS + VAT

The tenant will be liable for any LBTT and registration dues. VAT is applicable on the rent. Each party is to bear their own legal costs incurred in connection with this transaction.



To arrange a viewing please contact:



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Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude

### IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
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6. Date of Publication: June 2025