

ICI ST MARTIN'S COVENT GARDEN

WC2N 4AZ

3RD FLOOR 7,916 SQ FT

HIGH QUALITY, FULLY FITTED
AND FURNISHED OFFICES



**101 ST MARTIN'S
7,916 SQ FT PRIME FITTED
OFFICES IN THE HEART
OF COVENT GARDEN**

Newly refurbished, spacious reception designed by Barr Gazetas Architects and featuring a bespoke landscape photography commission by local artist, Cyrus Mahboubian.





AMENITY RICH

Newly refurbished atrium including two bookable meeting rooms, quiet zones and collaborative break out spaces.

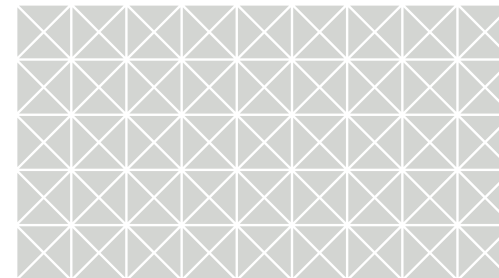
Bike storage and shower/changing facilities located in the basement.



3RD FLOOR

FULLY FITTED AND FURNISHED
BY THE LANDLORD

- Four pipe fan coil air conditioning
- LG7 compliant lighting providing 400 lux
- Metal plank ceiling
- Fully accessible raised flooring
- Newly refurbished demised WCs
- Fibre available via COLT and BT





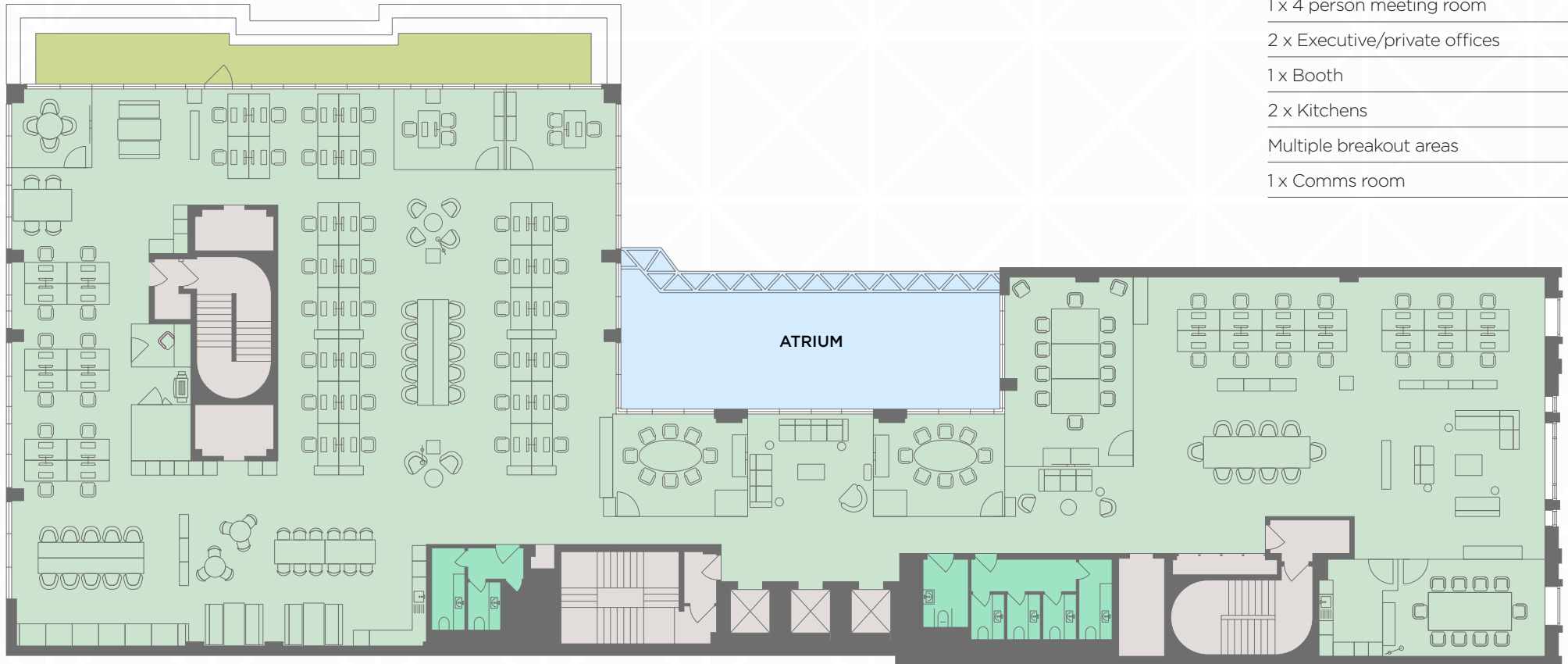


BUILT FOR
COLLABORATION



3RD FLOOR – 7,916 SQ FT

AS BUILT PLAN



58 x Workstations

30 x Hot desks

1 x 10 person boardroom

1 x 10 person meeting room

2 x 8 person meeting rooms

1 x 4 person meeting room

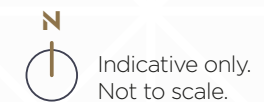
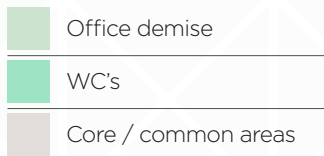
2 x Executive/private offices

1 x Booth

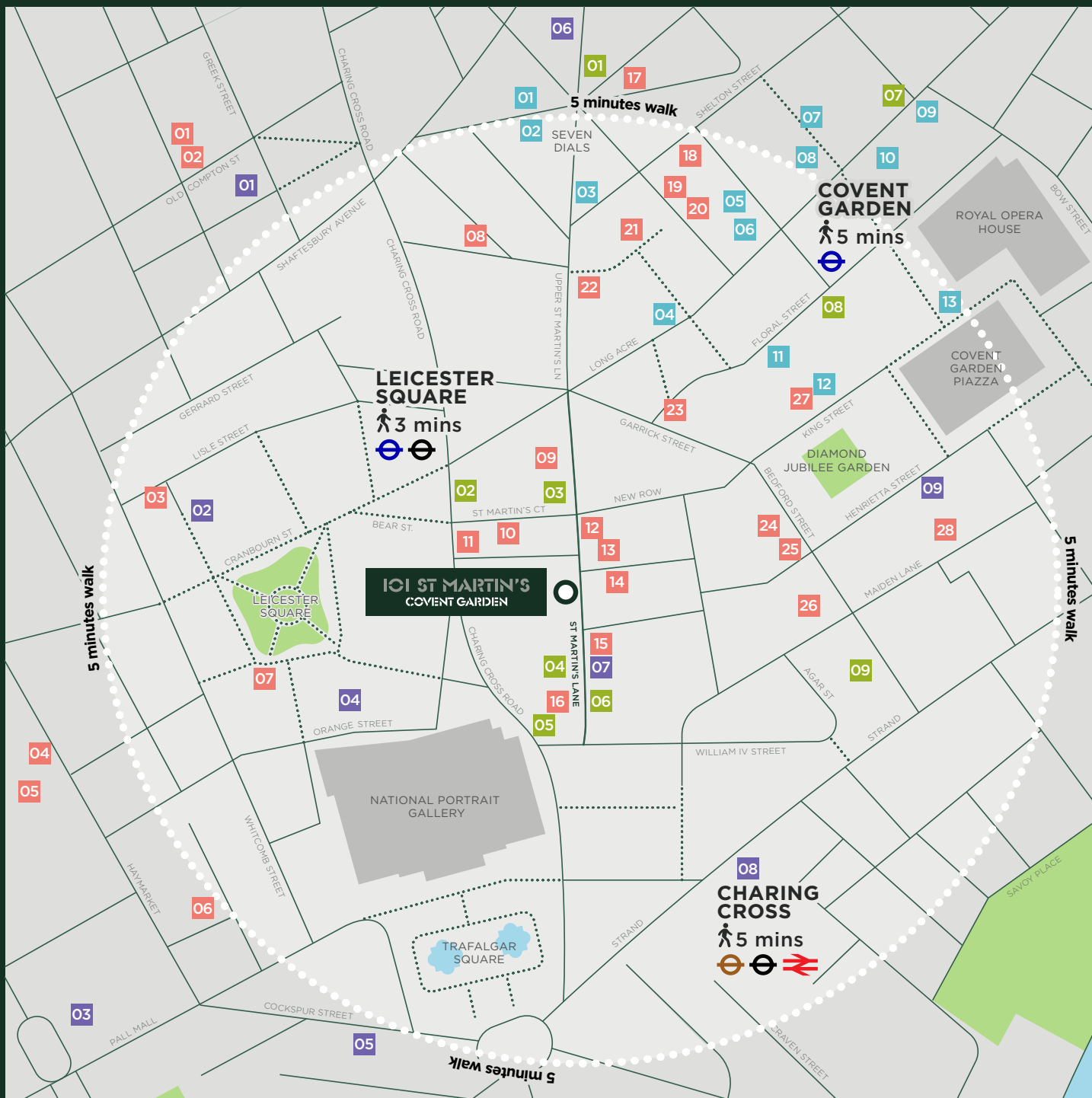
2 x Kitchens

Multiple breakout areas

1 x Comms room



ST MARTIN'S LANE



SURROUNDED BY AN INCREDIBLE RANGE OF LOCAL AMENITIES

FOOD & DRINK

- 01 Little Italy
- 02 Balans Soho, No.34
- 03 Burger & Lobster
- 04 Fallow
- 05 'O Ver St. James
- 06 Brumus
- 07 Whitcomb's
- 08 The Ivy
- 09 Browns
- 10 J Sheekey
- 11 Gorden Ramsay Street Burger
- 12 Mr Fogg's Tavern
- 13 Côté St Martin's Lane
- 14 The Restaurant at St Martins Lane
- 15 La Roche
- 16 Prezzo
- 17 The Escapologist Bar
- 18 Hawksmoor
- 19 Le Bab
- 20 Temper
- 21 DallaTerra
- 22 Dishoom
- 23 Le Garrick
- 24 Wagamama
- 25 Blacklock
- 26 Wahaca
- 27 Clos Maggiore
- 28 Rules

SHOPPING

- 01 Carhartt
- 02 Rains
- 03 The Ordinary
- 04 Barbour
- 05 Stanfords
- 06 Uniqlo
- 07 Mango
- 08 Space NK
- 09 AllSaints
- 10 Zara
- 11 A.P.C.
- 12 Hackett
- 13 Mulberry

HOTELS

- 01 Kettner's
- 02 W London
- 03 Sofitel London St James
- 04 Radisson Blu
- 05 The Trafalgar St. James
- 06 Covent Garden Hotel
- 07 St Martins Lane London
- 08 The Clermont
- 09 Henrietta Experimental

LIFESTYLE

- 01 Cambridge Theatre
- 02 Wyndham's Theatre
- 03 Noël Coward Theatre
- 04 The Duke of York's Theatre
- 05 Garrick Theatre
- 06 London Coliseum
- 07 Nuffield Gym
- 08 Peloton Studios
- 09 Fitness First



**SITUATED IN VIBRANT AND
ENERGETIC COVENT GARDEN,
101 ST MARTIN'S IS SURROUNDED
BY WORLD FAMOUS CULTURAL
INSTITUTIONS, LUXURY RETAIL
AND DINING OPTIONS FOR
EVERY TASTE**

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