

ORION HOUSE

5 UPPER ST MARTIN'S LANE
COVENT GARDEN, WC2

2,100 / 3,500 / 5,833 sq ft
FITTED OFFICES TO LET





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This landmark tower building provides high quality offices approached via a spacious, manned reception area.

The available space comprises the entire Sixth floor providing a total area of 5,833 sq ft which can be divided to provide suites of approximately 2,100 sq ft and 3,500 sq ft respectively.

The floor is currently laid out to provide:

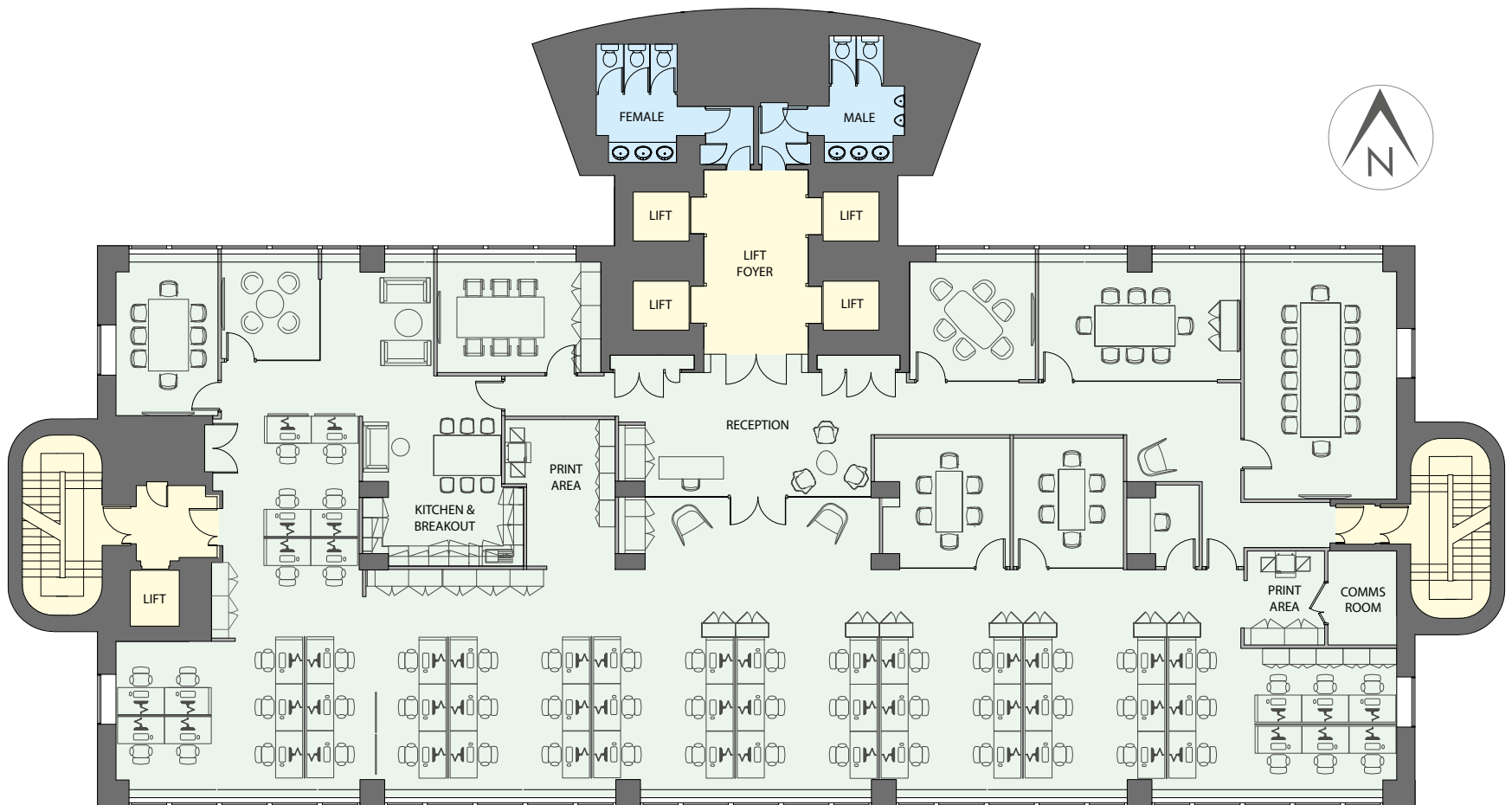
- 58 workstations
- 1 x 14 person meeting room
- 2 x 8 person meeting rooms
- 4 x 6 person meeting rooms
- 1 x 4 person meeting room
- 1 x 1 person phone booth
- Kitchen and breakout area
- Waiting area
- 2 x Print areas
- Comms room

The building provides the following amenities:

- VAV air-conditioning
- Metal tiled suspended ceilings
- Raised floor
- 4 passenger lifts
- Fire lift
- Male and female WC's
- Showers
- 24-hour access and security
- Bicycle parking



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Sixth floor - 5,833 sq ft

The plan is for indicative purposes and not to scale.





ORION
HOUSE



Orion House is an imposing building by Architect Basil Spence located at the junction with St Martin's Lane and West Street in the heart of the vibrant Theatreland, adjacent to both The Ivy Restaurant and St Martin's Theatre, home of the long-running Agatha Christie play, *The Mousetrap*.



There are plenty of places to spend lunchtimes and evenings after work, with Covent Garden Piazza, Leicester Square and Seven Dials for shops, cafés, restaurants and entertainment venues nearby.

Leicester Square, Covent Garden and Tottenham Court Road Underground stations (for the Piccadilly, Northern, Central and Elizabeth lines) are within a few minutes of Orion House, and local bus services are available on Charing Cross Road.





Lease

New under-leases are available for a term up to five years incorporating a mutual option to break at the third year and excluded from Sections 24-28 of the Landlord & Tenant Act 1954 Part II (as amended).

Rates

Approximately £33.13 per sq ft for the current year. Interested parties must make their own enquiries.

Service Charge

Approximately £18.04 per sq ft for the current year. Further details upon application.

Occupation

Upon completion of legal formalities.

Legal Costs

Each party is to bear their own legal costs involved in the transaction.

Viewing

By arrangement with the sole agents.



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