

41 - 44

GREAT

QUEEN

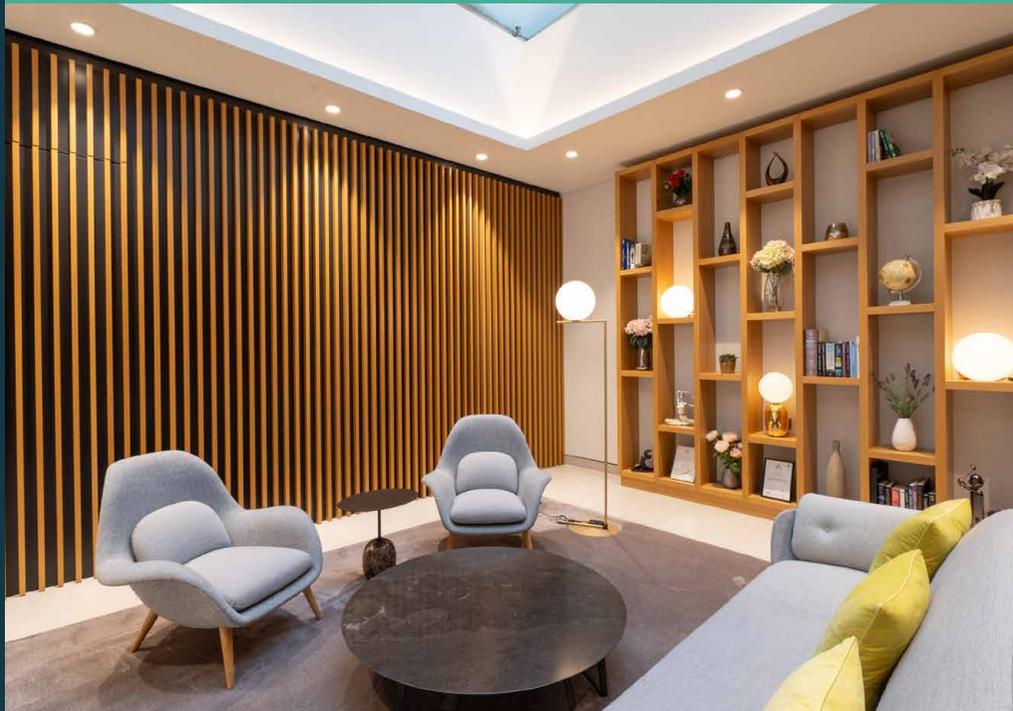
STREET

COVENT GARDEN

## THE BUILDING

A PROMINENT CORNER BUILDING  
LOCATED MOMENTS FROM VIBRANT  
COVENT GARDEN, OFFERING  
REFURBISHED FULLY FITTED AND  
FURNISHED PRIVATE WORKSPACES.

THE BUILDING OFFERS FLOOR PLATES RANGING FROM  
**2,200 TO 2,600 SQ FT**





 **CHANCERY LANE**  
11 MIN WALK

 **HOLBORN**  
5 MIN WALK

**41 - 44  
GREAT  
QUEEN  
STREET**

 **COVENT GARDEN**  
3 MIN WALK

 **TOTTENHAM COURT ROAD**  
10 MIN WALK

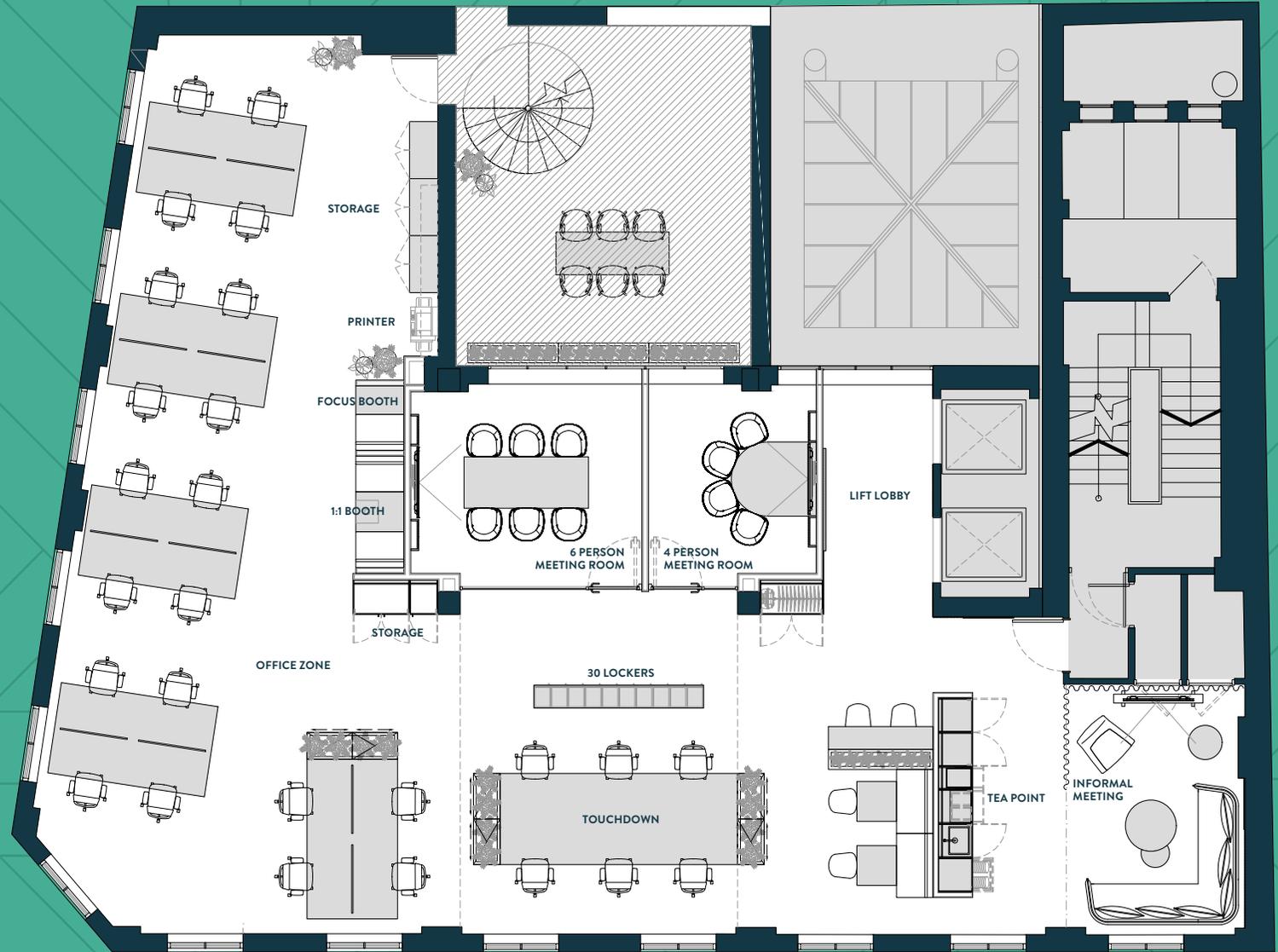
BENEFITING FROM A CONTEMPORARY, LIGHT  
AND AIRY RECEPTION WITH COMMISSIONAIRE  
AND WAITING LOUNGE



## FLOOR PLAN

# 4<sup>TH</sup> FLOOR 2,230 SQ FT

The fully fitted fourth floor consists of 26 desks, multiple formal and informal meeting spaces and a furnished outdoor terrace.



Plan not to scale, for indicative purposes only.

FULLY FITTED AND FURNISHED  
WORKSPACE BENEFITING FROM  
AN ACCESS TO OUTSIDE SPACE

4<sup>TH</sup>



EXCELLENT NATURAL LIGHT  
FROM THE CORNER ASPECT

4<sup>TH</sup>



AV ENABLED MEETING ROOMS, OPEN  
PLAN KITCHENETTE, DINING SPACE  
AND VARIOUS AGILE WORKING AREAS

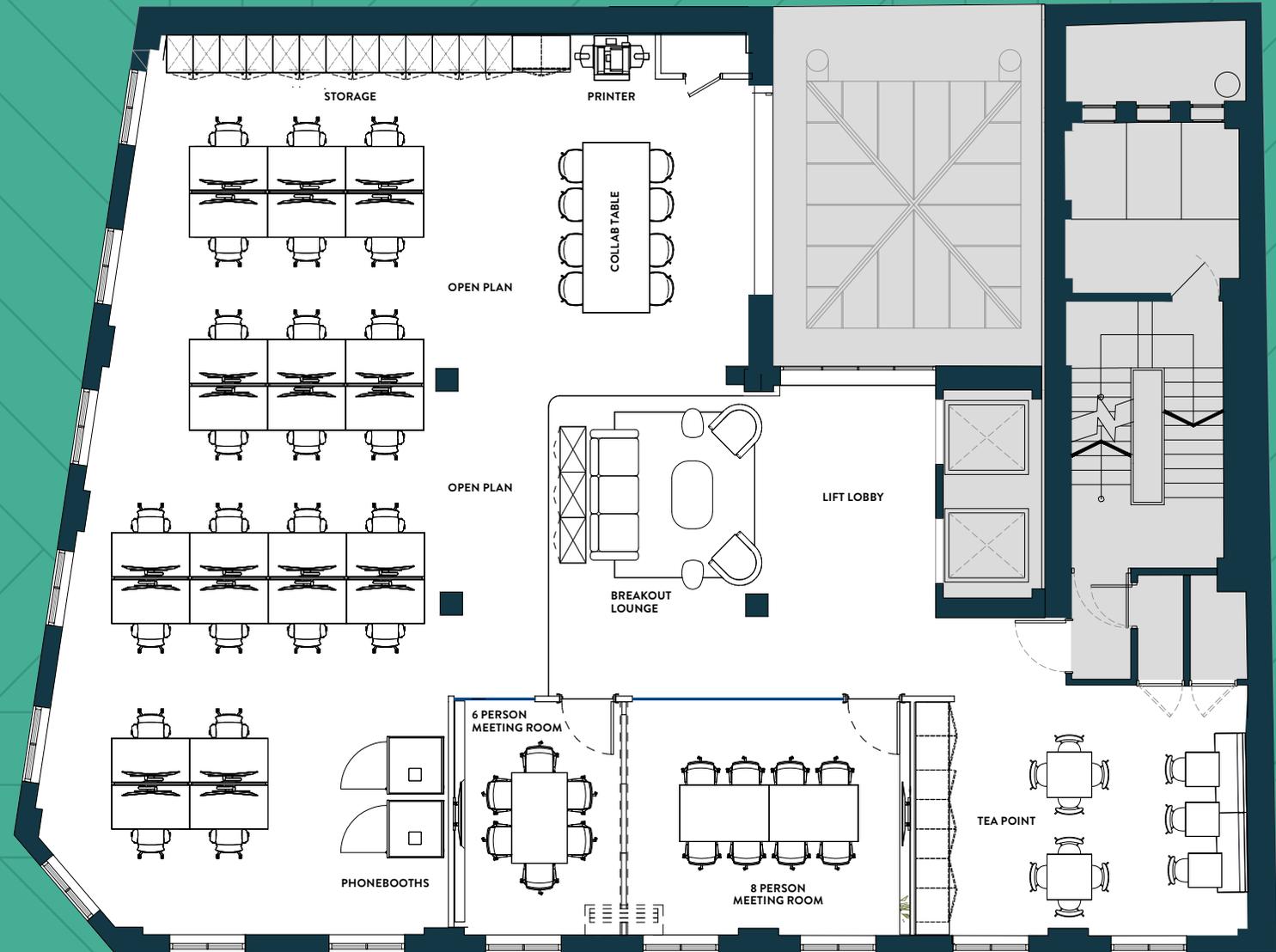
4<sup>TH</sup>



## FLOOR PLAN

# 1<sup>ST</sup> FLOOR 2,597 SQ FT

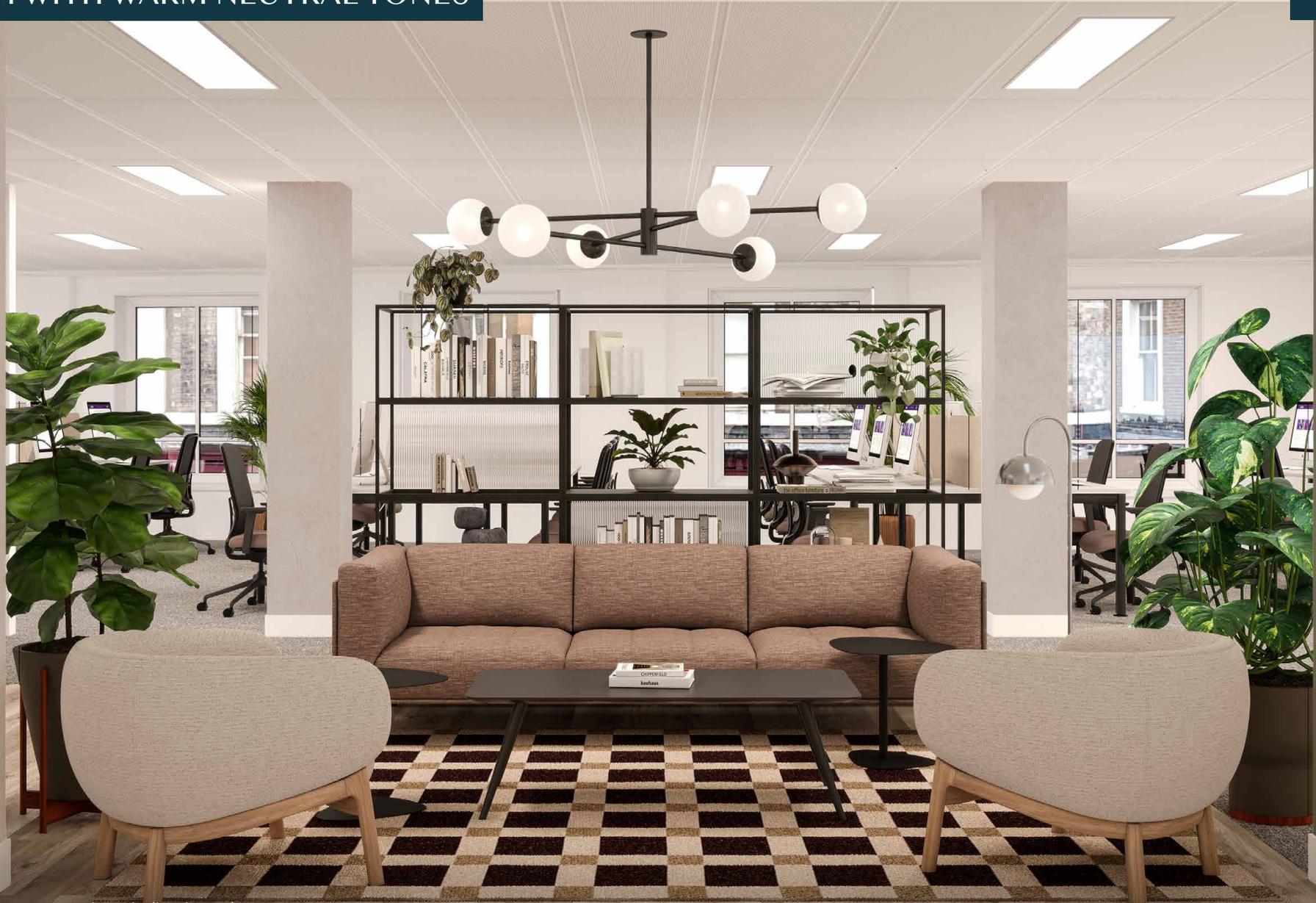
Currently undergoing refurbishment the workspace will provide x24 desks, an x8 person workbench, x2 meeting rooms which can open up to create a large x14 person boardroom, x2 phone booths, client waiting lounge and a spacious kitchenette and dining area.



Plan not to scale, for indicative purposes only.

CLIENT ARRIVAL LOUNGE SPACE WITH  
WITH WITH WARM NEUTRAL TONES

1<sup>ST</sup>



CGI representation - indicative only

SPACIOUS KITCHENETTE AND DINING  
AREA, IDEAL FOR BREAKING OUT OR  
LARGER GROUP GET TOGETHERS

1<sup>ST</sup>



CGI representation - indicative only

MEETING ROOMS WITH A LUXURIOUS  
FEEL AND AN OPTION TO CREATE A LARGE  
14 PERSON BOARDROOM

1<sup>ST</sup>



CGI representation - indicative only

THOUGHTFULLY DESIGNED  
AND SUITABLE FOR A VARIETY  
OF OCCUPIERS



## SPECIFICATION AND AMENITIES



FULLY  
FURNISHED



KITCHENETTE  
AND DINING



OUTDOOR SPACE  
(4TH FLOOR)



SHOWER, CHANGING  
FACILITIES & LOCKERS



LIFT X 2



EXCELLENT  
NATURAL LIGHT



AIR  
CONDITIONING



FULLY ACCESSIBLE  
RAISED FLOORS



FOCUS BOOTHS



DEDICATED MALE  
AND FEMALE WCS



COMMISSIONAIRE



MEETING ROOMS

## CONTACT

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FOR FURTHER  
INFORMATION OR TO  
ARRANGE A VIEWING,  
PLEASE CONTACT:



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