

COVENT GARDEN
No 31
GREAT QUEEN ST

10,979 SQ FT

OF BEAUTIFULLY RESTORED OFFICE SPACE







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HERITAGE

IMAGE GALLERY

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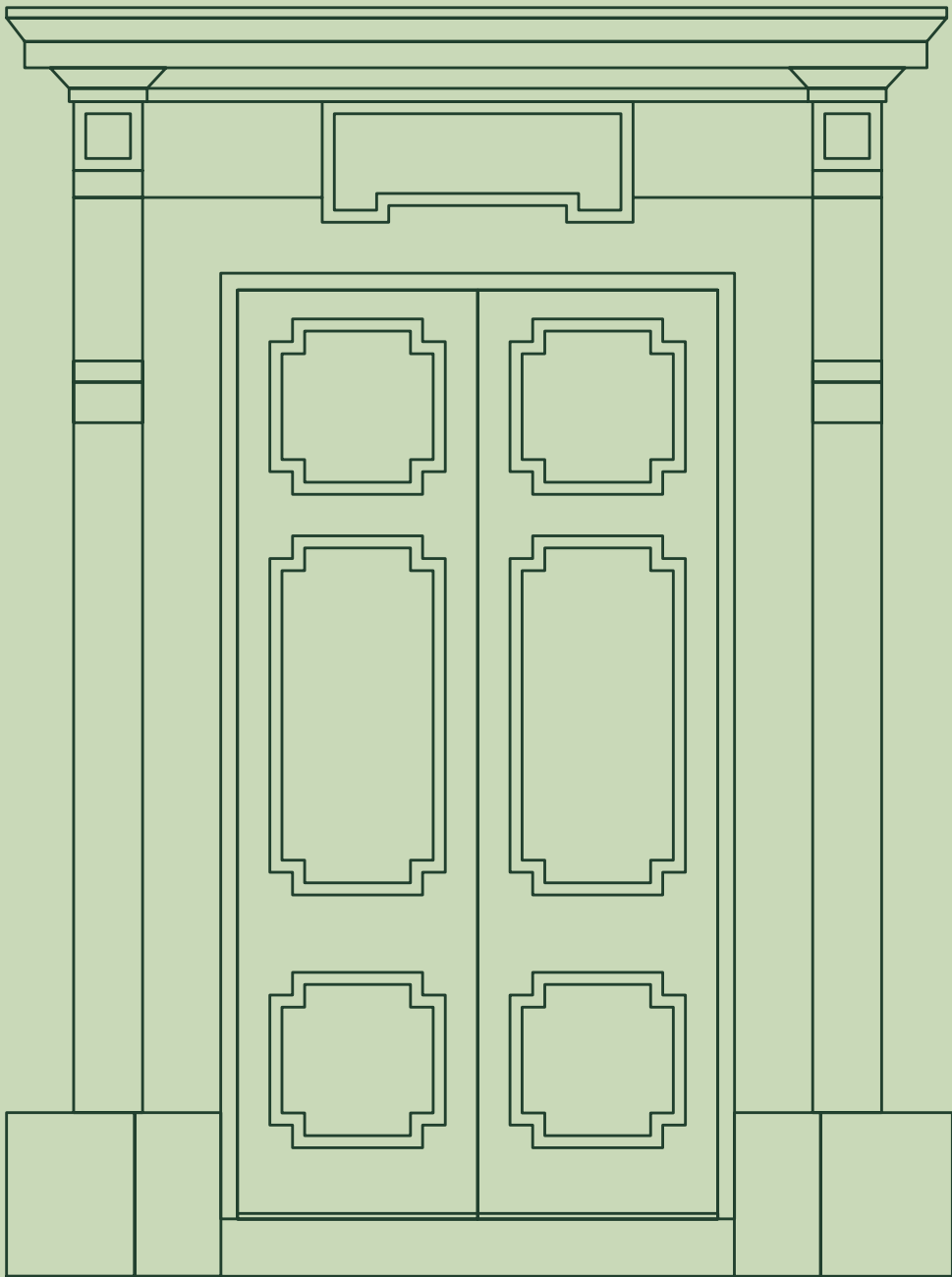
SPECIFICATION

SCHEDULE OF AREAS

FLOOR PLANS



YOUR OWN FRONT DOOR
TO COVENT GARDEN



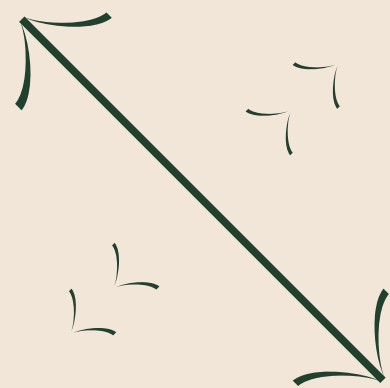
Boutique

Unique

A unique opportunity to experience 10,979 sq ft of self contained office space in the desirable West End.
This Grade II listed building retains heritage features, restored as part of a fully refurbished offering.



Elegance Elevated



10,979 SQ FT

Self contained office space over four floors.



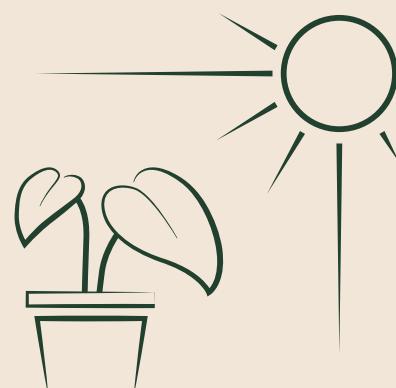
RESTORED

Carefully restored heritage features re-imagined as part of a modern office environment.



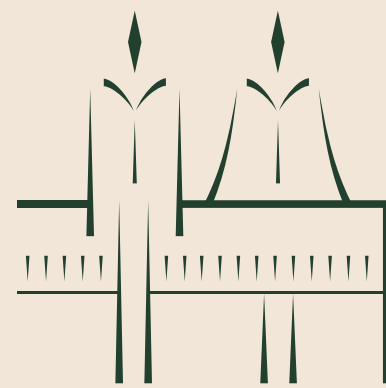
FACILITIES

Fully refurbished end of journey facilities including showers, lockers and changing rooms.



TERRACE

Outdoor space on fourth floor, a rarity in central London.



OCCUPANCY DENSITY

1:10



14 NEW CYCLE SPACES

Provided in double stack racks.





Quality



Finish

Fully refurbished end of journey facilities including:

- 6 SHOWERS
- 14 LOCKERS
- 14 CYCLE SPACES



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Restored

Re-imagined



Retained heritage features re-imagined
as part of a modern office environment



Heritage features bring character and elegance to the spaces.





A PIECE OF HISTORY

History

PORTRAIT OF THE ARTIST, WILLIAM BLAKE
WHO APPRENTICED ON THE SITE



WHERE YOU CAN WRITE

Your story





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FIRST FLOOR, CAT A

Nº 31



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CGI, indicative only



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FOURTH FLOOR TERRACE



FOURTH FLOOR TERRACE



CGI, indicative only



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VICTORIA EMBANKMENT GARDENS



NEAL'S YARD



COVENT GARDEN STATION



ALDWYCH THEATRE



COVENT GARDEN MARKET

Iconic

Theatric

Surrounded by the eccentric vibrancy of Covent Garden and the West End.

Foodie



WATCHHOUSE CAFÉ



SEVEN DIALS MARKET



COVENT GARDEN PIAZZA



HAWKSMOOR



RULES



NEALS YARD DAIRY

Haven



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Occupiers

- 1 Shiseido
- 2 Mishcon de Reya
- 3 Framestore
- 4 Publicis
- 5 Wasserman Media Group
- 6 CVC Capital Partners
- 7 Conde Nast
- 8 Bain & Co
- 9 The Economist
- 10 London School of Economics
- 11 Kings College London
- 12 Spotify
- 13 Soho Works
- 14 Verizon
- 15 Twitch
- 16 McKinsey
- 17 Rothesay
- 18 Blick Rothenberg
- 19 Fladgate
- 20 Ascential
- 21 Mitsubishi
- 22 Lulu Lemon
- 23 ECI Partners
- 24 Darktrace
- 25 Orega

Food & beverage

- 1 Toklas
- 2 The George
- 3 The Ivy
- 4 Clos Magglore
- 5 Cafe Murano
- 6 Ave Mario
- 7 Petersham Nurseries
- 8 Margot
- 9 The Black Penny
- 10 Rules
- 11 Gaucho
- 12 Hawksmoor
- 13 Franco Manca
- 14 Flat Iron
- 15 Sticks'n'Sushi
- 16 Barrafin
- 17 Opera Tavern
- 18 Radio Rooftop Bar
- 19 Sushi Samba
- 20 The Delauney
- 21 St. John Bakery
- 22 Balthazar
- 23 Dishoom
- 24 Savoy Grill / Simpsons

Hotels

- 1 Middle Eight
- 2 Rosewood London
- 3 The Fielding
- 4 NoMad London
- 5 The Waldorf
- 6 One Aldwych
- 7 The Savoy
- 8 Covent Garden Hotel
- 9 The Hoxton Holborn
- 10 ME London

Attractions/fitness

- 1 Royal Opera House
- 2 National Portrait Gallery
- 3 Somerset House
- 4 London Transport Museum
- 5 Aldwych Theatre
- 6 iRebel
- 7 Nuffield Health
- 8 London Coliseum Theatre
- 9 Shaftesbury Avenue Theatre
- 10 Palace Theatre
- 11 Theatre Royal

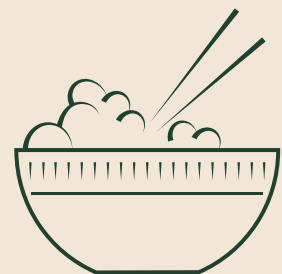




Optimal convenience

31 Great Queen Street is situated conveniently between Holborn and Covent Garden stations for the Central and Piccadilly lines. Whilst also benefiting from the Elizabeth Line linking to Heathrow in only 30 minutes.





RESTAURANT

Newly refurbished Japanese restaurant, Akatuki below.



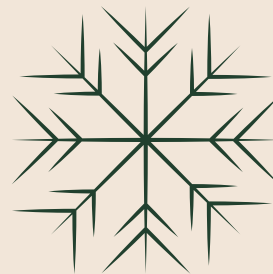
14 LOCKERS

As part of the fully refurbished end of journey facilities.



14 CYCLE SPACES

Provided in double stack racks.



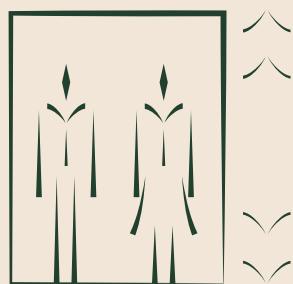
VRF SYSTEM

New VRF system – M&E



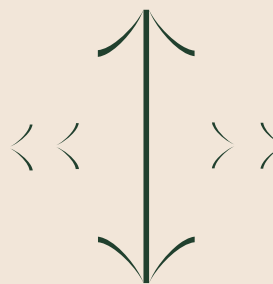
LISTED BUILDING

Grade 2 listed building



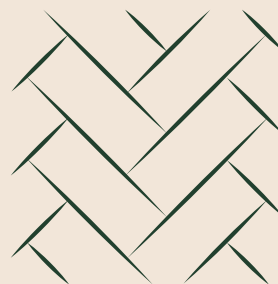
LIFT

6 person lift access



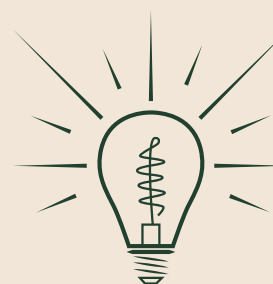
2.8 M+

Ceiling height



PARQUET FLOORING

Original parquet flooring.



LED

Suspended LED lighting.



PERIOD FEATURES

Retained period features.





Schedule of areas

| | Office space | | Terrace | |
|-----------|--------------|-------|---------|------|
| | Sq ft | Sq m | Sq ft | Sq m |
| Fourth | 761 | 71 | 283 | 26 |
| Third | 2,464 | 229 | | |
| Second | 2,774 | 258 | | |
| First | 4,679 | 435 | | |
| Reception | 301 | 28 | | |
| Total | 10,979 | 1,020 | 283 | 26 |



Reception

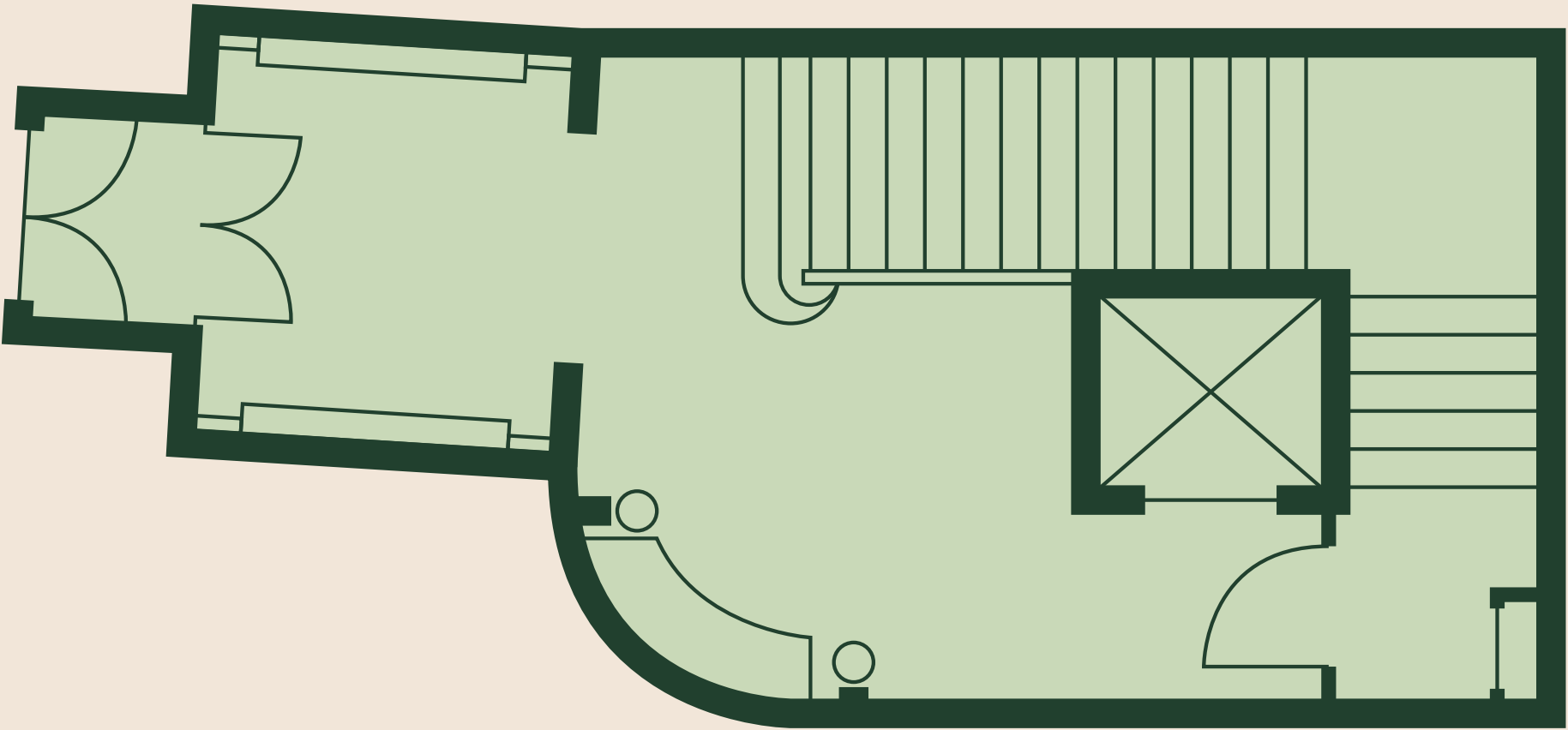
301 sq ft
28 sq m

KEY

Core

GREAT QUEEN STREET

PARKER STREET



Not to scale.
Indicative only.

First Floor

4,679 sq ft
435 sq m

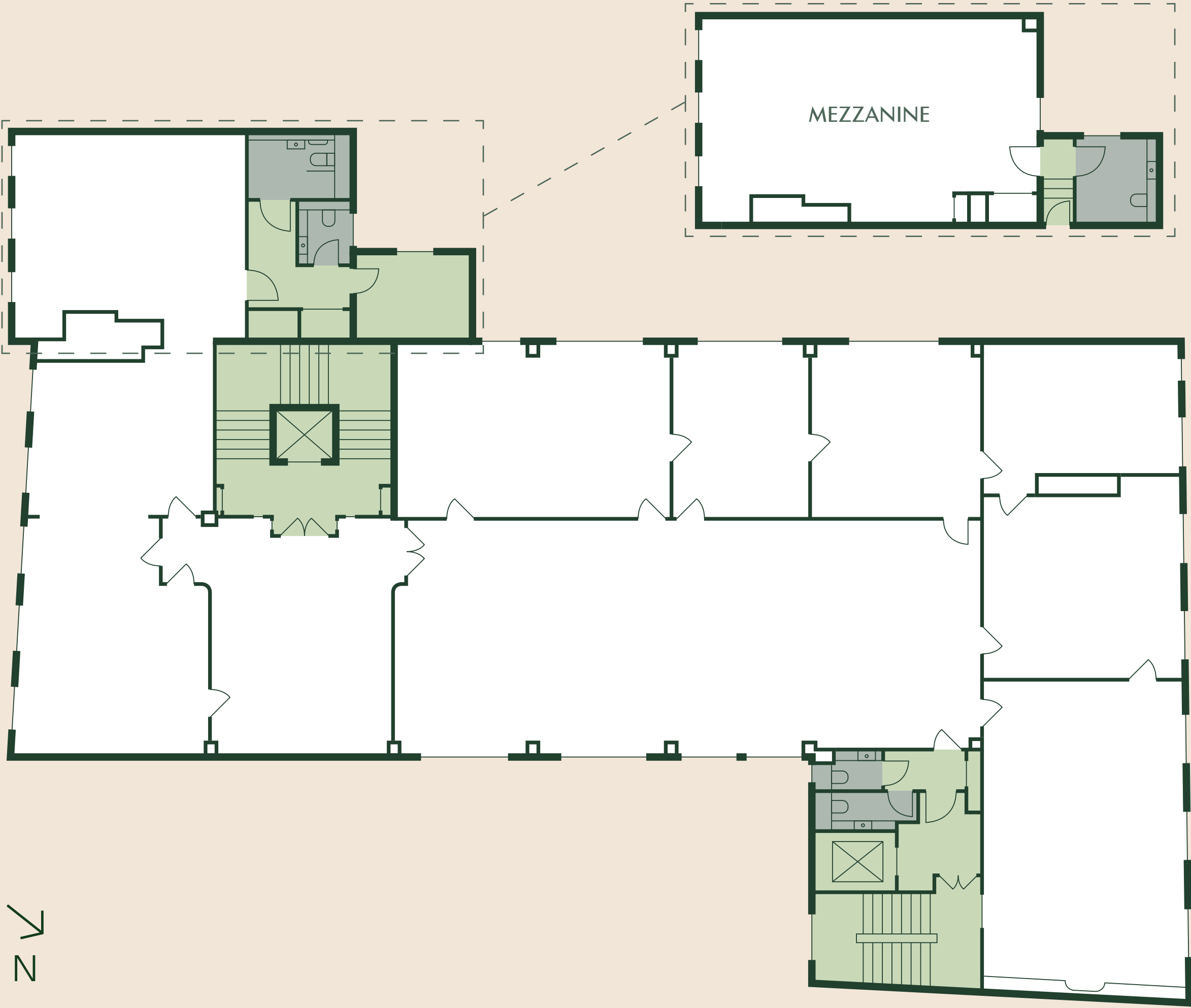
INCLUDING MEZZANINE
499 SQ FT (46 SQ M)

KEY

- Core
- Office
- WCs

GREAT QUEEN STREET

PARKER STREET



Not to scale.
Indicative only.

Second Floor

2,774 sq ft
258 sq m

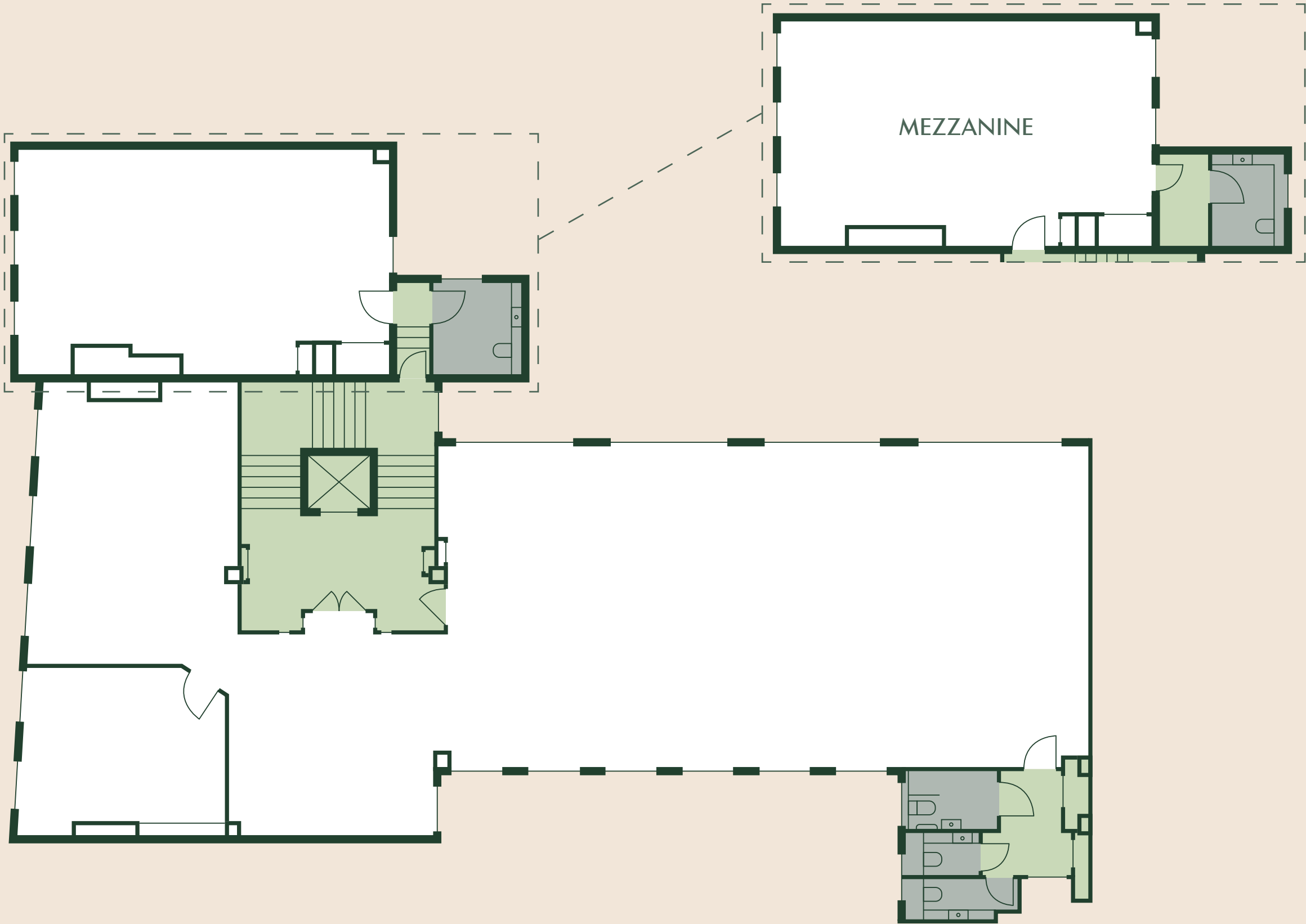
INCLUDING MEZZANINE
491 SQ FT (46 SQ M)

KEY

- Core
- Office
- WCs

GREAT QUEEN STREET

PARKER STREET



Not to scale.
Indicative only.

Third Floor

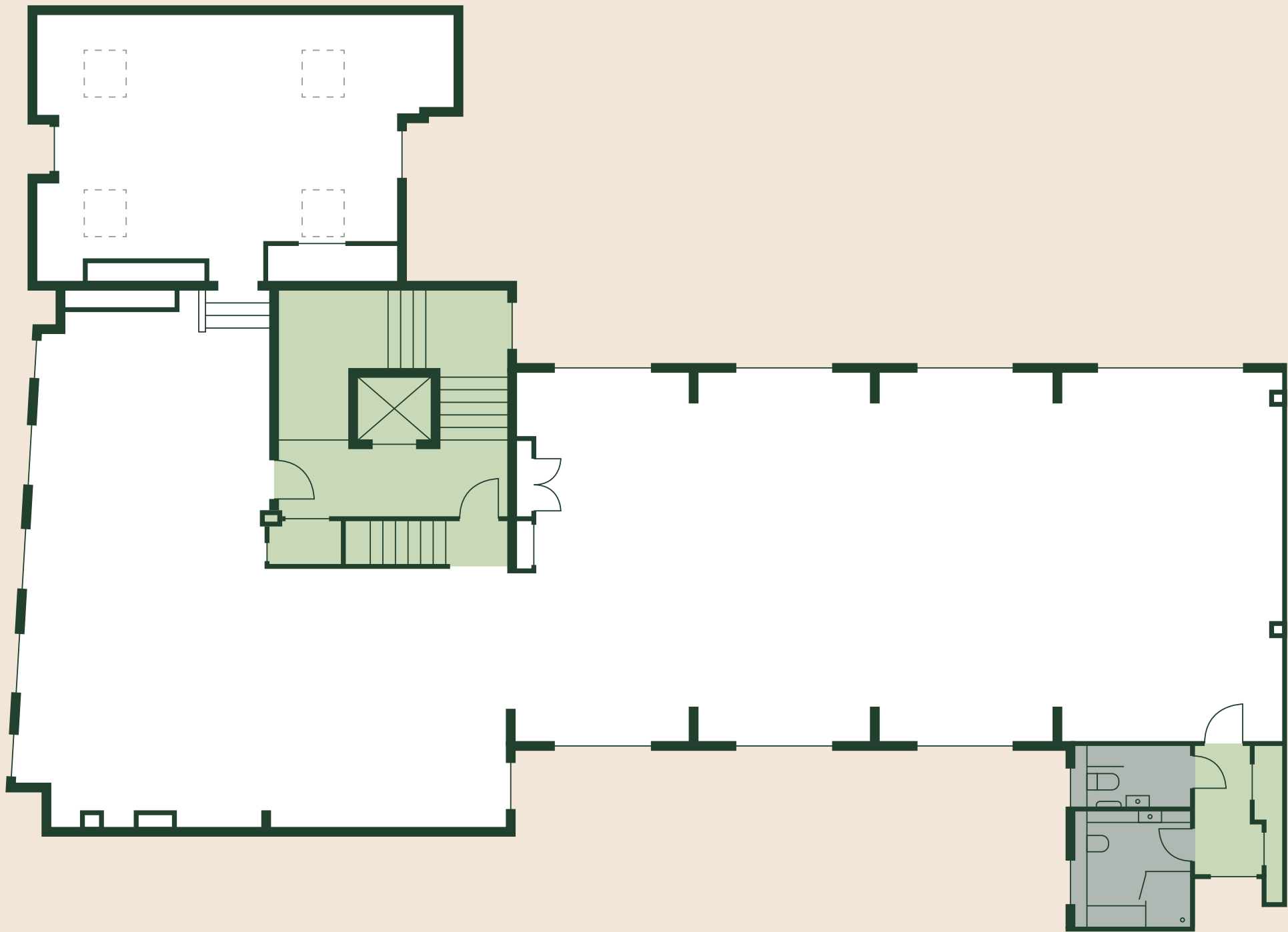
2,464 sq ft
229 sq m

KEY

- Core
- Office
- WCs

GREAT QUEEN STREET

PARKER STREET



North arrow pointing towards the top right.

Not to scale.
Indicative only.

Fourth Floor

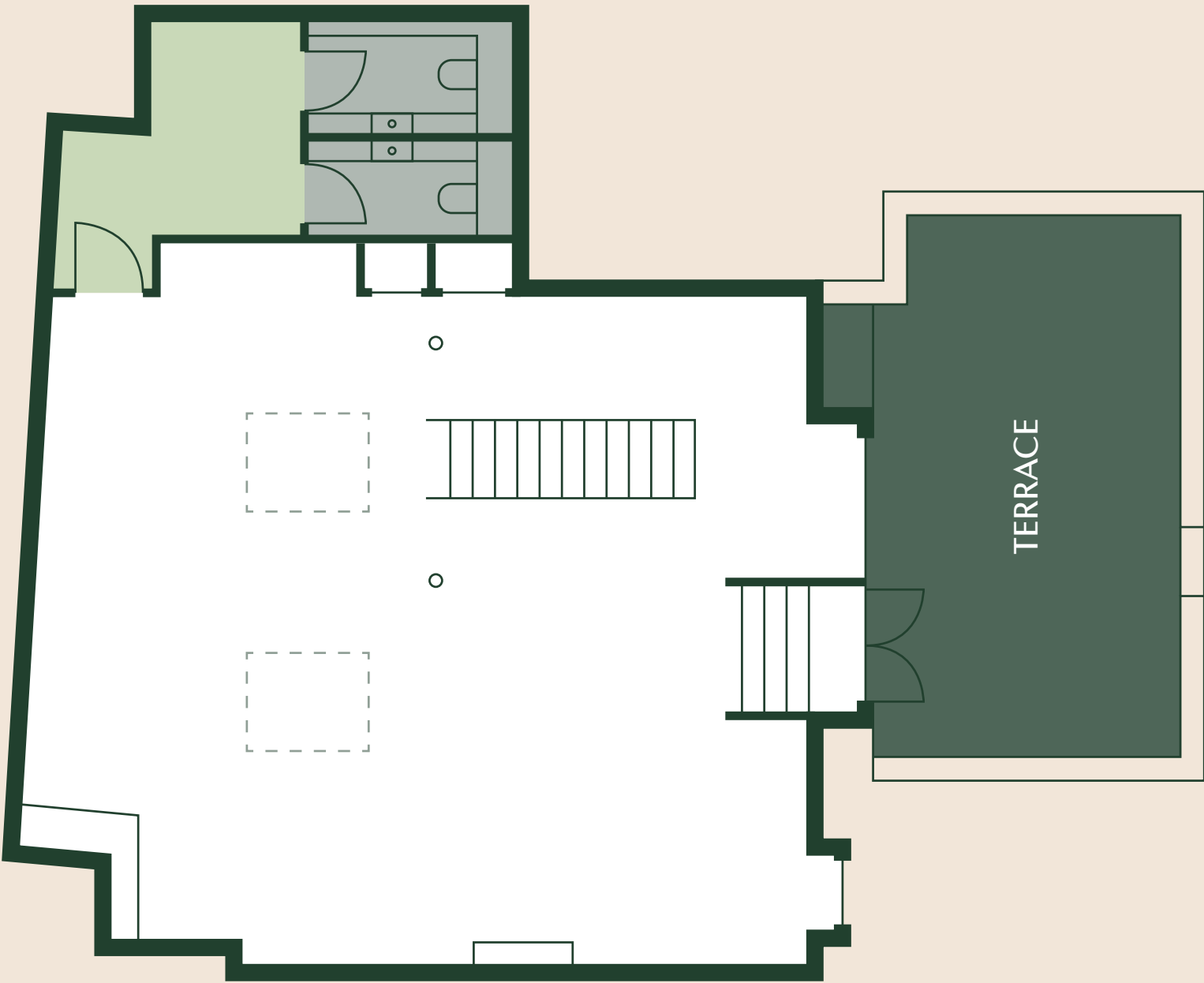
761 sq ft
71 sq m

KEY

- Core
- Office
- WCs
- Terrace

GREAT QUEEN STREET

PARKER STREET



Not to scale.
Indicative only.

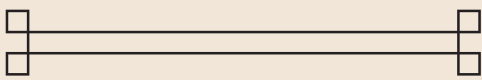
COVENT GARDEN

Nº 31

GREAT QUEEN ST

INTERESTED?

BOOK IN A VIEWING WITH
ONE OF OUR AGENTS



CBRE

Joe Gibbon
joe.gibbon@cbre.com
07585 987 546

Nathalie Spink
nathalie.spink@cbre.com
07385 414 222

31GQS.COM

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