



## 26 Great Queen Street

London, WC2B 5BL

**Secure basement storage  
unit to let in Covent Garden  
1,430 sq ft**

**1,430 sq ft**

(132.85 sq m)

- Storage unit
- Passenger lift
- Rent inclusive of service charge
- Own entrance

# 26 Great Queen Street, London, WC2B 5BL

## Description

A self contained basement suite, currently arranged as a large open plan area, with a separate secure storage room, and an area of below-pavement vault storage.

The space is lofty - 3m to the suspended ceiling; 3.5m to the slab - with windows front and rear affording reasonable levels of natural light for a basement.

There is passenger lift access from the main building entrance hall, and an external staircase from street level exclusively serving the demise.

The unit is ideal for secure storage purposes.

## Location

Gt Queen Street is the main thoroughfare affording access from Holborn/Kingsway to the heart of Covent Garden; the premises are a convenient walk from Holborn underground station (central and Piccadilly lines), in addition to Covent Garden.

A vibrant location in its own right, Gt Queen Street boasts an enviable selection of pubs, bars and restaurants, a mix of independent retail units and offices, as well as amenities such as The Garden Cinema (in nearby Parker Street); recent streetscape improvements have enhanced the appeal of this thriving part of Covent Garden.

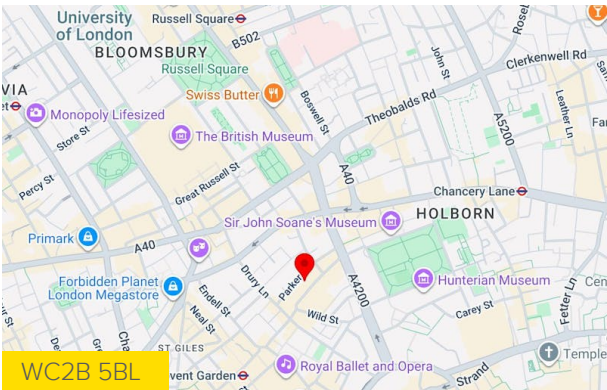
## Accommodation

The accommodation comprises the following areas:

| Name         | sq ft        | sq m          | Availability |
|--------------|--------------|---------------|--------------|
| Basement     | 1,430        | 132.85        | Available    |
| <b>Total</b> | <b>1,430</b> | <b>132.85</b> |              |

## Terms

A new lease is available, direct from the landlord, for a term to expire in March 2029, incorporating a rolling landlord break option operable on and from January 2027.



## Summary

|                |                                              |
|----------------|----------------------------------------------|
| Available Size | 1,430 sq ft                                  |
| Rent           | £19.50 per sq ft Inclusive of service charge |
| Rates Payable  | £5.58 per sq ft                              |
| Rateable Value | £16,000                                      |
| Service Charge | N/A                                          |
| VAT            | Upon Enquiry                                 |
| EPC Rating     | Upon enquiry                                 |

## Viewing & Further Information



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Marketing text 1



