



TO LET

643 SQ FT
(59.74 SQ M)

£47.50 PER SQ FT

Small, self-contained 1st floor office suite in an attractive Listed period property

- Fully self-contained
- Currently arranged as two private offices, reception area, kitchenette & own wc facilities
- Attractive Grade II Listed property
- New lease by arrangement
- Attractive finishes, wood effect flooring and contemporary light fittings

Summary

Available Size	643 sq ft
Rent	£47.50 per sq ft
Rates Payable	£21.73 per sq ft
Rateable Value	£28,000
Service Charge	£5 per sq ft
VAT	Applicable
EPC Rating	C

Description

The available accommodation comprises of a fully self-contained suite of offices on the 1st floor of this attractive Grade II Listed building.

Currently arranged to provide a large front office, overlooking Gt Queen Street, central reception area, further private office at the rear of the floor, together with private kitchenette & wc facilities.

Location

Great Queen Street is a thriving retail and leisure location, benefiting from various independent shops, bars and restaurants, just a short distance from the heart of Covent Garden.

The building is well connected with Covent Garden and Holborn stations within easy walking distance, and the Elizabeth Line accessible from either Tottenham Court Road or Farringdon Stations.

Accommodation

The accommodation comprises of the following:

Name	sq ft	sq m	Availability
1st	643	59.74	Available
Total	643	59.74	

Specification

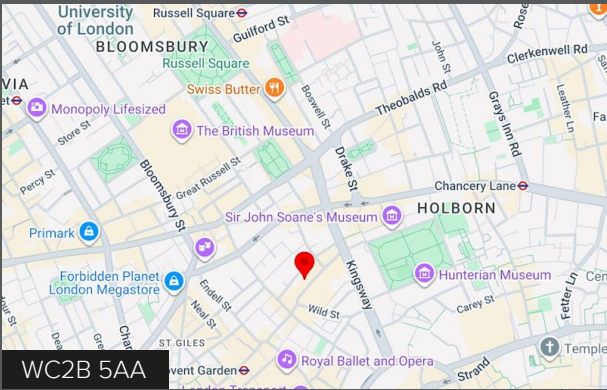
- Fully self-contained
- Attractive finishes & contemporary lighting
- Private kitchenette & wc facilities
- New lease available, by arrangement

Viewings

Strictly by prior appointment through sole agent Gale Priggen & Co.

Terms

A new lease is available for a term by arrangement.



Viewing & Further Information



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