

Queens House

Queens House, 55-56 Lincoln's Inn Fields, London, WC2A 3LJ

Fully fitted & furnished suite immediately available, with stunning views over L I F and newly refurbished entrance hall & common areas

2,654 sq ft

(246.56 sq m)

- Fully fitted space - min 26 desks, meeting rooms, reception area, kitchenette & break out space
- Comprehensive, sympathetic refurbishment of common parts completed
- Air conditioning
- Fibre connectivity
- Manned building reception
- Cycle storage & showers
- Car parking available
- Resident building manager

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Description

Queens House is one of the few remaining original buildings, dating back to when Kingsway was created in 1915-1918. The principal office entrance entrance is from Lincoln's Inn Fields, but tenants also enjoy secondary access from Kingsway.

The suite is fully fitted, arranged to provide a reception/greeting area, 1 x 3-person meeting room, 1 x 6-person meeting room, kitchenette, breakout space, booths & open plan desking for 26+ people.

The main entrance and common areas have undergone a comprehensive, sympathetic refurbishment which highlights the original architectural features, but incorporates contemporary design, lighting and floorings.

The unit also benefits from a substantial frontage to - and direct access from - Kingsway.

Location

Queens House is situated in the heart of Midtown, just a few minutes' from Holborn Station, on the west side of central London's largest surviving Garden Square; Covent Garden is just a short walk away.

Several bus routes pass along Kingsway and nearby Fleet Street & High Holborn, affording convenient access to principal rail termini, such as Waterloo, Charing Cross, Euston, City Thameslink & and London Bridge. The new Crossrail Elizabeth Line is accessible at either Farringdon or Tottenham Court Road Stations.

Accommodation

The available accommodation comprises of a suite on the 4th floor, overlooking Lincoln's Inn Fields. The space has been fully fitted and furnished, ready for immediate occupation.

| Name | Sq ft | Sq m | Availability |
|----------------------------|--------------|---------------|--------------|
| 4th - Lincoln's Inn Fields | 2,654 | 246.56 | Available |
| Total | 2,654 | 246.56 | |

Specification

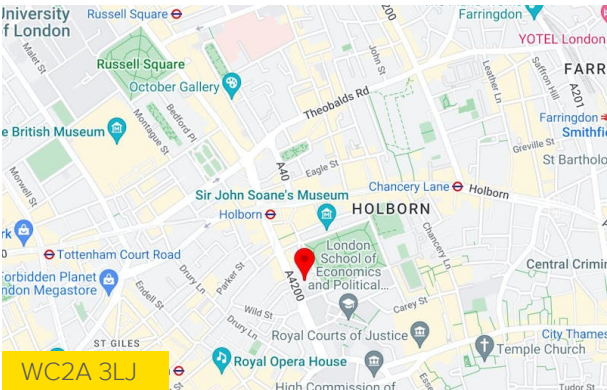
- Fully fitted & furnished
- Excellent levels of natural light
- Common parts & entrance upgraded and refurbished
- Air conditioning
- Showers & cycle racks
- Fibre connectivity
- Manned building reception
- Car parking available
- Resident building manager

Viewings

Strictly by prior appointment with landlord's sole letting agents, Gale Priggen & Co.

Terms

A new lease is available for a term by arrangement, direct from the freeholder.



Summary

| | |
|----------------|--------------------------------------|
| Available Size | 2,654 sq ft |
| Rent | £59.50 per sq ft |
| Rates Payable | £23.65 per sq ft |
| Rateable Value | £118,000 |
| Service Charge | £7 per sq ft |
| | For y/e Mar '23 |
| Car Parking | Secure on site car parking available |
| VAT | Applicable |
| EPC Rating | Upon Enquiry |

Viewing & Further Information



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Marketing text 1



