

**22 york buildings
london, wc2n**

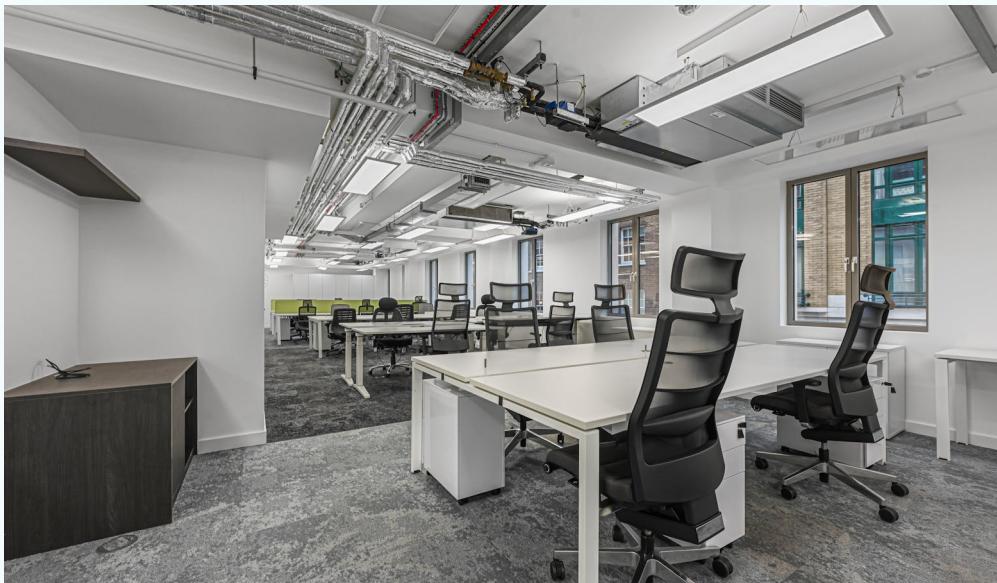
for rent / lease

3,460 sq ft

a self contained space with it's own front door, situated right by the victoria embankment gardens & behind the river thames.



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about

prominently positioned on the corner, right by the quaint victoria embankment gardens & just behind the river thames, this self contained workspace offers it's own self contained entrance, welcoming interiors with natural light throughout. the space is fully fitted with contemporary furnishings that create a professional yet comfortable atmosphere.

the layout includes well-equipped meeting rooms, private phone booths for focused calls, open-plan desking that supports collaboration, and relaxed breakout areas for informal conversations. overall, it's a thoughtfully designed space that balances practicality with modern style.

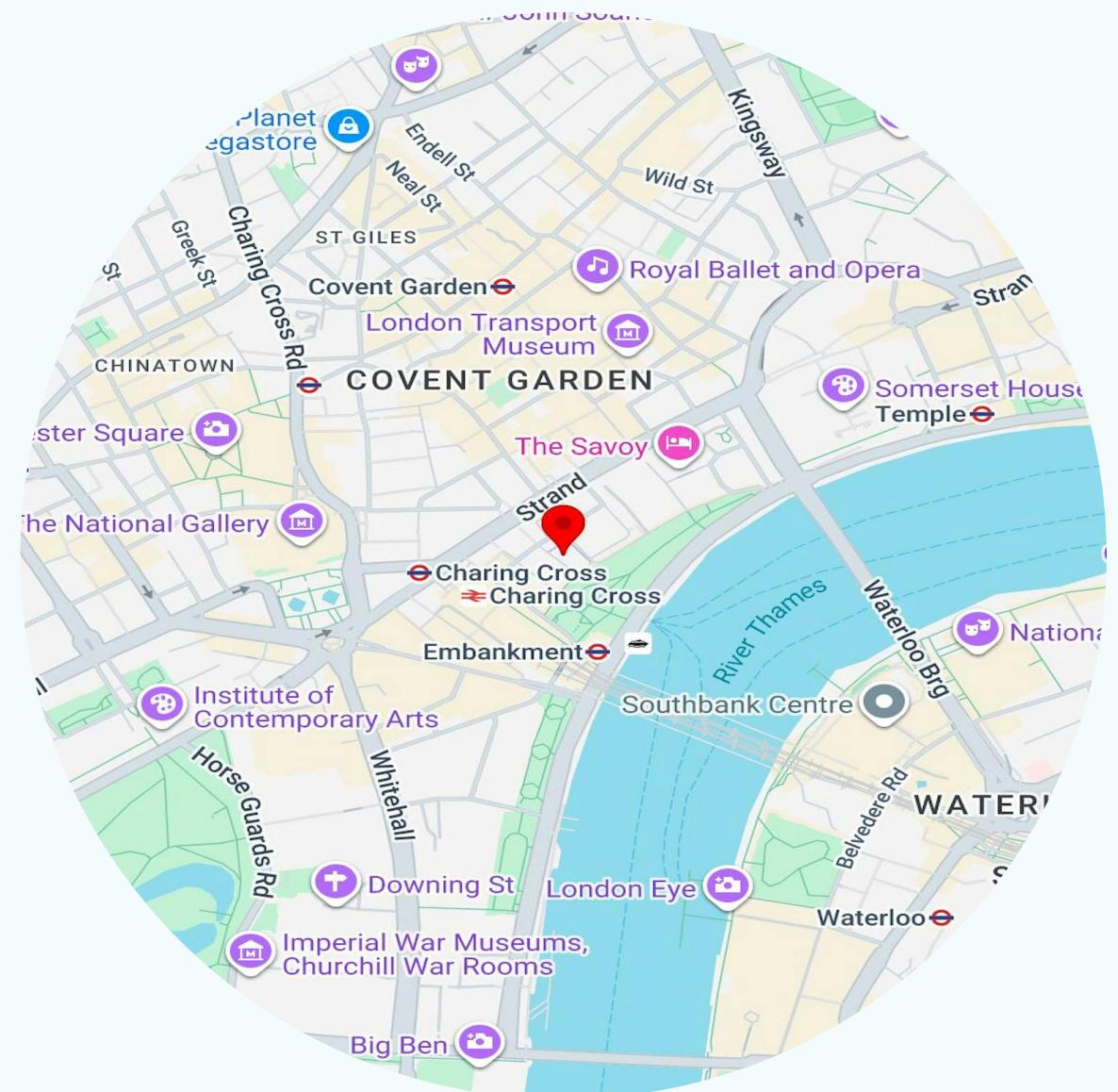
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location

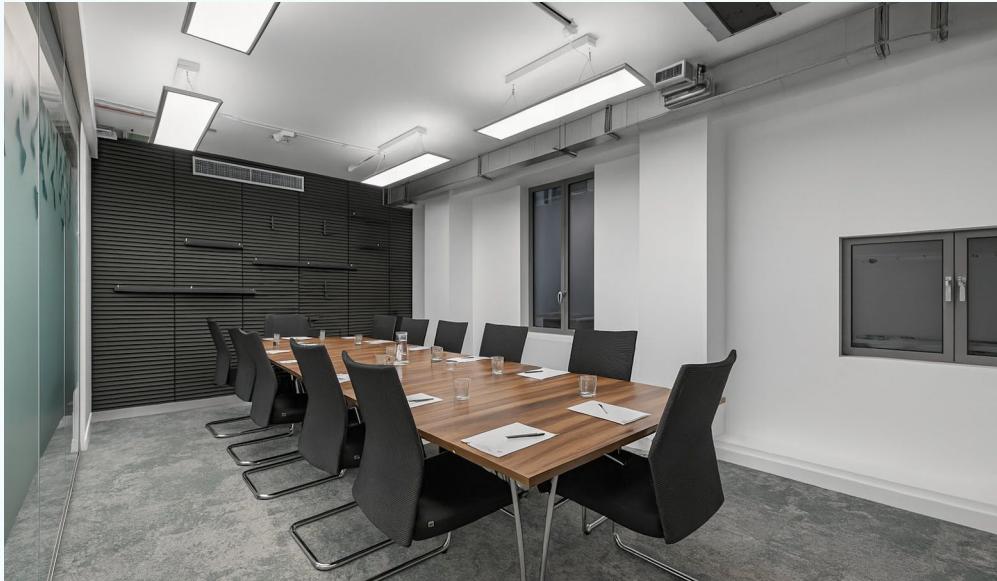
the property benefits from some of london's best connectivity, with charing cross and embankment stations only a few minutes' walk away. positioned moments from the strand, it offers immediate access to a wide range of restaurants, cafés, shops, theatres, and everyday amenities, while victoria embankment gardens and the riverfront provide green space and scenic walking routes right on the doorstep. covent garden piazza is less than a 5 minute walk from this fantastic opportunity.



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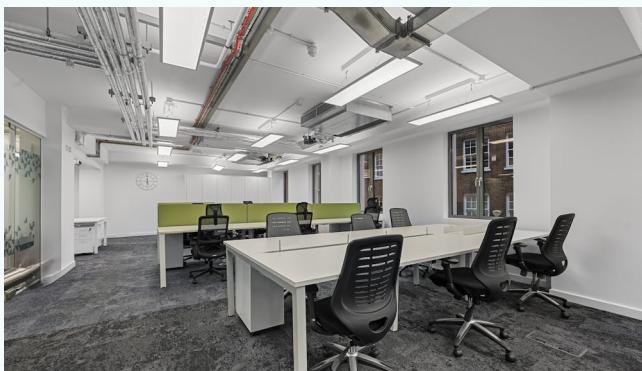
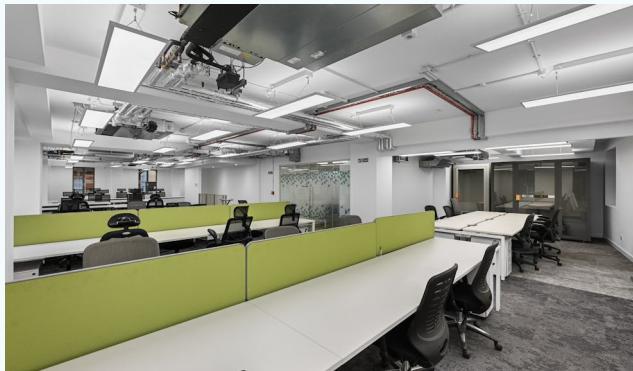
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accommodation

the accommodation comprises the following areas:

name	sq ft	sq m	availability
ground	1,407	130.71	available
1st	2,053	190.73	available
total	3,460	321.44	

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amenities

- fully fitted
- self contained with private entrance
- corner building with excellent natural light throughout
- excellent transport links
- 37 desks
- 3 x meeting rooms + 2 x phone booths
- air conditioning
- close to victoria embankment gardens + the river thames

financials

rent	£65 per sq ft
rates payable	£26.46 per sq ft
service charge	£11.56 per sq ft inclusive of all utilities

lease

new lease

possession

available immediately

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bespoke commercial property consultants



viewings & more information

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