



TO LET

2,445 SQ FT
(227.15 SQ M)

£78,500 PER ANNUM

Lwr gnd floor suite suitable for a range of potential uses; undergoing strip out & refurbishment, to include new air conditioning...

- Currently in shell condition; range of finishes available to suit tenant's requirements
- Air conditioning
- L E D lighting
- Manned main building reception, and resident Building Manager
- Entrances from L I F and Kingsway
- Up to c 3m ceiling heights
- Fibre connectivity
- Cycle storage & showers

Summary

Available Size	2,445 sq ft
Rent	£78,500 per annum
Rates Payable	£11.68 per sq ft
Rateable Value	£59,500
Service Charge	£8.45 per sq ft
VAT	Applicable
EPC Rating	Upon enquiry

Description

The accommodation is accessed via the main building reception, with entrances from both Lincoln's Inn Fields and Kingsway.

The space comprises of three inter-connecting open plan areas, approached via double doors from the lift lobby; two of the areas benefit from good levels of natural light via two substantial light wells.

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.

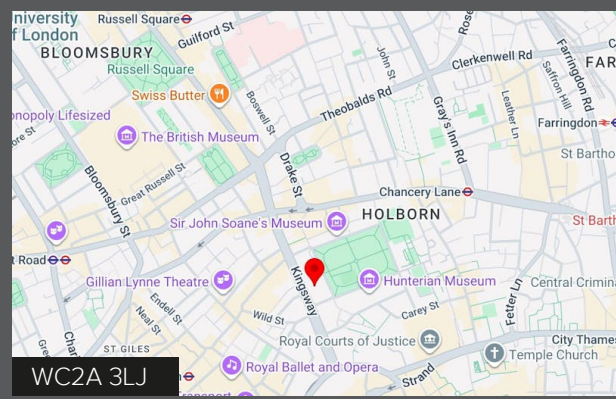
Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Lower Ground - I	2,445	227.15	Available
Total	2,445	227.15	

Terms

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



Viewing & Further Information



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