

# 41- 44 Great Queen Street, London, WC2



## Fourth Floor in the Heart of Covent Garden - 2,230 sq ft

### OFFICE

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#### Location

Located in the heart of vibrant Covent Garden, directly opposite the iconic Freemason's Hall, the property is a stones throw from all of the localities excellent food, drink and shopping offerings. Less than 3 minutes from Covent Garden station, and 5 minutes from Holborn station the property has great access to the Central and Piccadilly lines as well as the numerous bus routes along Oxford Street, and Charing Cross road, providing great connectivity to the rest of London.

#### Description

The fourth floor will be fully fitted and is due for imminent refurbishment. The space will provide two meeting rooms, a kitchenette, and open plan space. The floor will also benefit from a glorious terrace.

#### Specification

- Excellent natural light
- Four pipe fan cooling airconditioning
- WC's & Sowers
- Commisionaire
- Two passenger lifts
- Due to be fully fitted
- Fully accessible raised floor.

#### Accommodation (NIA)

Description	sq ft	sq m
4th Floor	2,230	207.17
<b>Total</b>	<b>2,230</b>	<b>207.17</b>

#### Terms

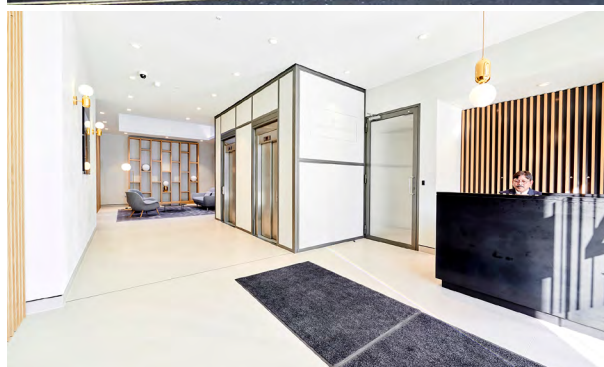
A new lease is available from the landlord for a term to be agreed.

#### Rent

£79.50 per sq ft

#### Business Rates

Estimated at £23.00 psf



#### Service Charge

£15.00 per sq ft

#### EPC

Available upon request

#### Further Information

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