



41 - 44

GREAT
QUEEN

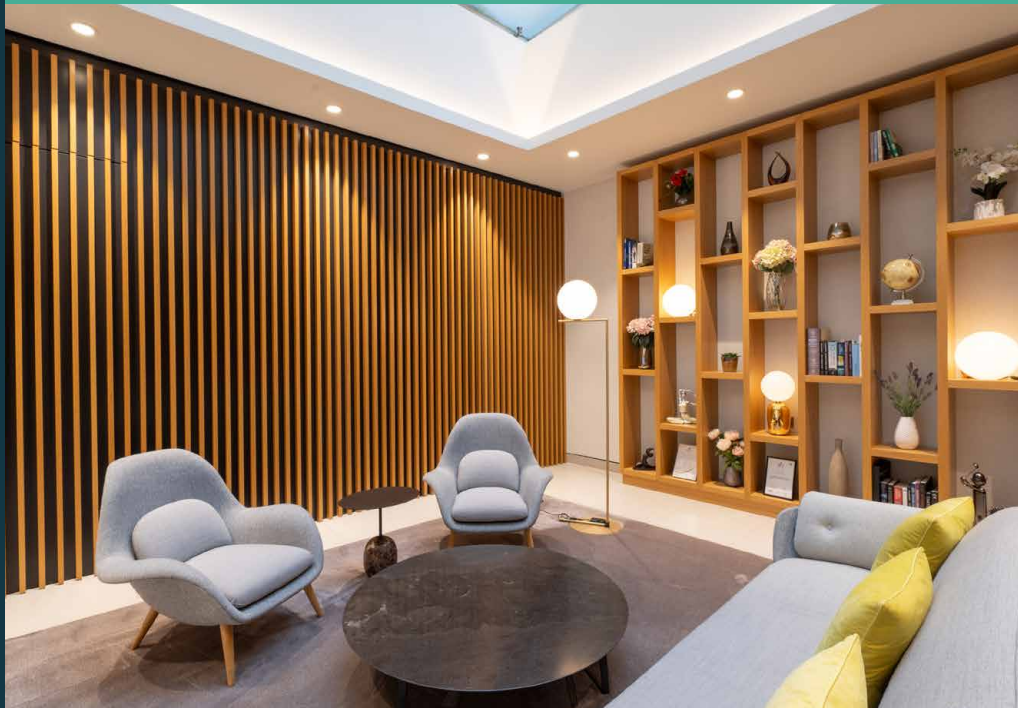
STREET

COVENT GARDEN

THE BUILDING

A PROMINENT CORNER BUILDING
LOCATED MOMENTS FROM VIBRANT
COVENT GARDEN, OFFERING
REFURBISHED FULLY FITTED AND
FURNISHED PRIVATE WORKSPACES.

THE BUILDING OFFERS FLOOR PLATES RANGING FROM
2,200 TO 2,600 SQ FT





 **CHANCERY LANE**
11 MIN WALK

**41 - 44
GREAT
QUEEN
STREET**

 **HOLBORN**
5 MIN WALK

 **COVENT GARDEN**
3 MIN WALK

 **TOTTENHAM COURT ROAD**
10 MIN WALK

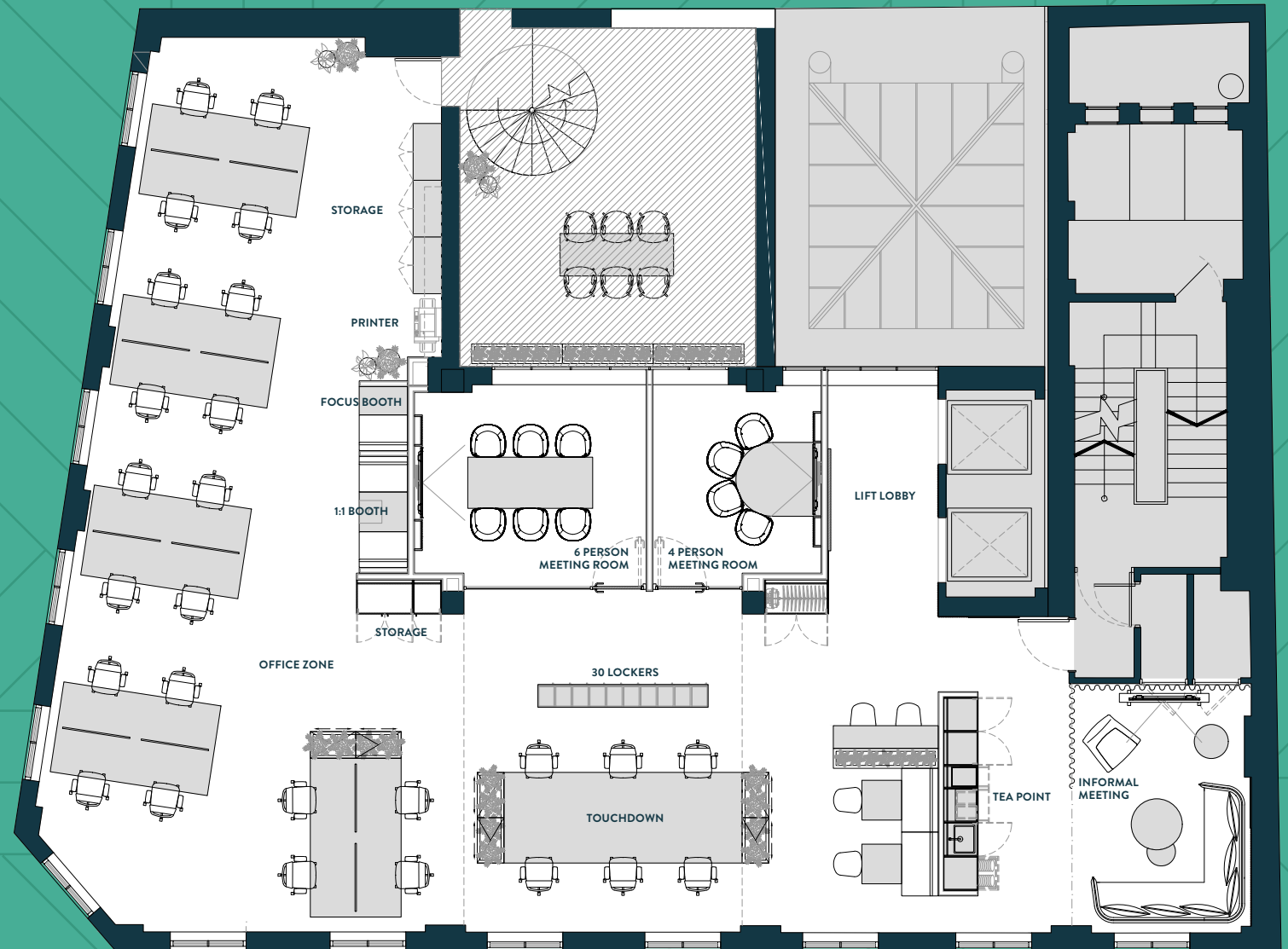
BENEFITING FROM A CONTEMPORARY, LIGHT
AND AIRY RECEPTION WITH COMMISSIONAIRE
AND WAITING LOUNGE



FLOOR PLAN

4TH FLOOR 2,230 SQ FT

The fully fitted fourth floor consists of 26 desks, multiple formal and informal meeting spaces and a furnished outdoor terrace.



Plan not to scale, for indicative purposes only.

FULLY FITTED AND FURNISHED
WORKSPACE BENEFITING FROM
AN ACCESS TO OUTSIDE SPACE

4TH



EXCELLENT NATURAL LIGHT
FROM THE CORNER ASPECT

4TH



AV ENABLED MEETING ROOMS, OPEN
PLAN KITCHENETTE, DINING SPACE
AND VARIOUS AGILE WORKING AREAS

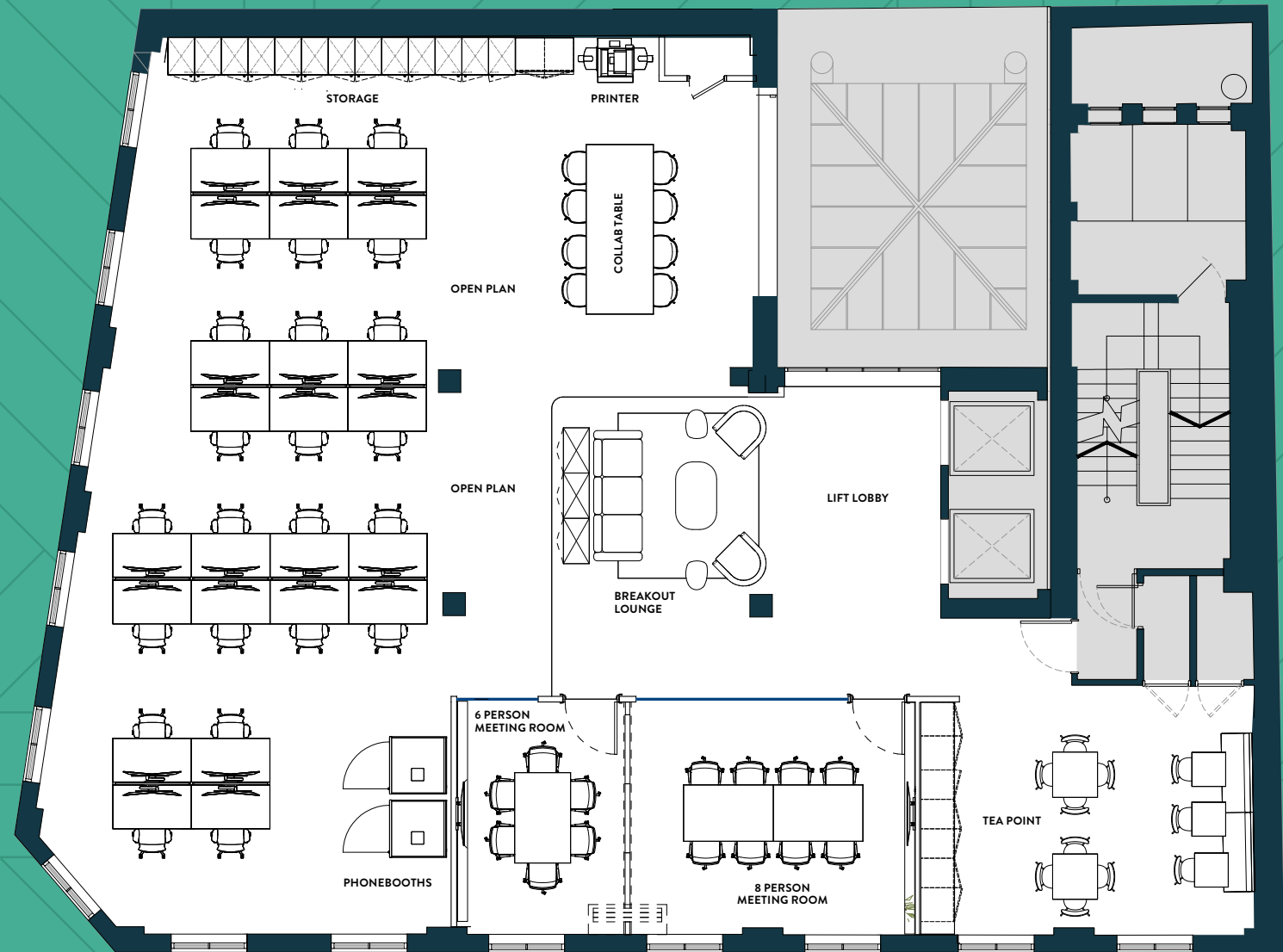
4TH



FLOOR PLAN

1ST FLOOR 2,597 SQ FT

Currently undergoing refurbishment the workspace will provide x24 desks, an x8 person workbench, x2 meeting rooms which can open up to create a large x14 person boardroom, x2 phone booths, client waiting lounge and a spacious kitchenette and dining area.



Plan not to scale, for indicative purposes only.

CLIENT ARRIVAL LOUNGE SPACE WITH
WITH WARM NEUTRAL TONES

1ST



CGI representation - indicative only

SPACIOUS KITCHENETTE AND DINING
AREA, IDEAL FOR BREAKING OUT OR
LARGER GROUP GET TOGETHERS

1ST



CGI representation - indicative only

MEETING ROOMS WITH A LUXURIOUS
FEEL AND AN OPTION TO CREATE A LARGE
14 PERSON BOARDROOM

1ST



CGI representation – indicative only

THOUGHTFULLY DESIGNED
AND SUITABLE FOR A VARIETY
OF OCCUPIERS



SPECIFICATION AND AMENITIES



FULLY
FURNISHED



KITCHENETTE
AND DINING



OUTDOOR SPACE
(4TH FLOOR)



SHOWER, CHANGING
FACILITIES & LOCKERS



LIFT X 2



EXCELLENT
NATURAL LIGHT



AIR
CONDITIONING



FULLY ACCESSIBLE
RAISED FLOORS



FOCUS BOOTHS



DEDICATED MALE
AND FEMALE WCS



COMMISSIONAIRE



MEETING ROOMS

CONTACT

FOR FURTHER
INFORMATION OR TO
ARRANGE A VIEWING,
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