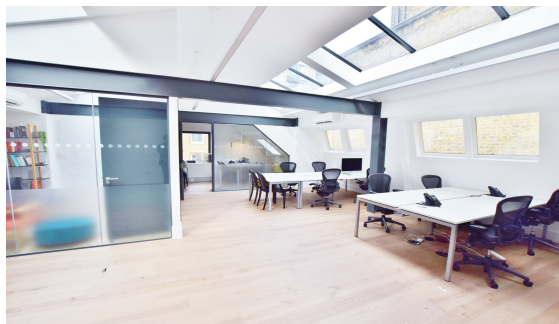




THE OFFICE

Formerly a workshop, the building has been refurbished to a very high specification but still retains many of its original features, such as exposed steel beams and pillars. The available accommodation comprises the ground, 1st and 2nd floors and benefits from wide plank wooden flooring, period features and a generous floor to ceiling height.



AVAILABILITY & FLOOR PLANS

Available by way of a sublease or an assignment to January 2028. The Lease contains a Tenant only break option in January 2023.

SPECIFICATION

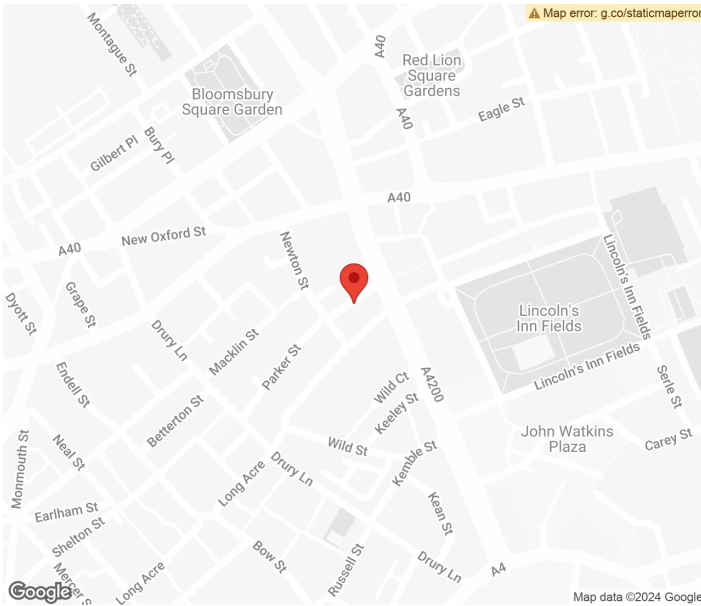
- Plug & Play
- Air conditioning
- Dimmable drop down strip LED lighting
- Wooden raised floor
- Generous floor to ceiling height
- WCs and shower
- High speed fibre
- Furniture available
- Fitted kitchenette
- Exposed steel beams and pillars
- Entryphone system
- Alarm system

AVAILABILITY

FLOOR	SQ M	SQ FT	RENT (PER SQ FT)	RATES (PER SQ FT)	SERVICE CHARGE (PER SQ FT)	TOTAL COST (PER ANNUM)	STATUS
Ground	104.97	1,130	POA	£23.49	£0	POA	Available
1st	131	1,410	POA	£23.49	£0	POA	Available
2nd	85	915	POA	£23.49	£0	POA	Available
Total	320.97	3,455	POA	£23.49	£0	POA	Available

LOCATION

The property is situated on the south side of Parker Street, and is only a short walk away from the many restaurants and bars of both Covent Garden and Fitzrovia.



COMMUNICATION

The building benefits from good access to a variety of underground stations as well as to the numerous bus routes running along both High Holborn and Kingsway.

WALKING TIMES

From the building

	Holborn	3 Minutes
	Covent Garden	4 Minutes
	Leicester Square	9 Minutes
	Tottenham Court Road	9 Minutes
	Temple	12 Minutes

CONTACT

020 7993 8075

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Misrepresentation Act 1967: These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. Unless otherwise stated, all prices and rents are quoted exclusive of VAT