

*Fully fitted self-contained ground floor units available*



# Studio Suites, 55 Drury Lane, WC2.



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# Overview

## Terms

<b>Term</b>	New lease is available direct from the Landlord for a term by arrangement.
<b>Rent</b>	£59.50 psf excl.
<b>Rates</b>	Est. £31.14 (2021/22)
<b>Service Charge</b>	£834.33 per annum (April 2021 – March 2022)

## Description

We have a fantastic ground floor self-contained unit available providing 1,249 sq ft of fitted office space.

We also have a smaller unit of 875 sq ft available which comprises a meeting room, open plan work space, a kitchen and demised WC.

The property is in a prominent position close to Covent Garden which offers excellent amenities with restaurants and shops near by.

Holborn (Piccadilly and Central Line), Covent Garden (Piccadilly Line) and Temple Underground Stations (Circle and District line) are all within easy walking distance of the property.

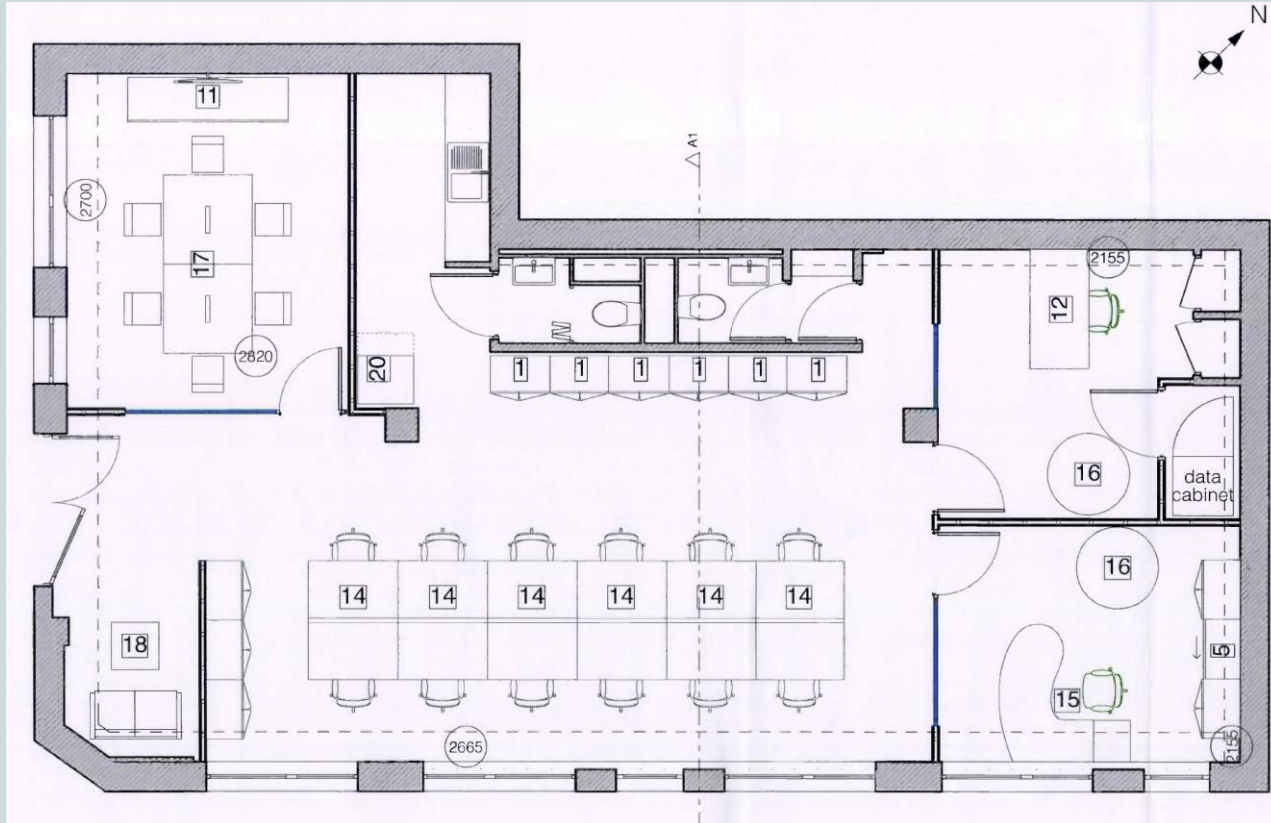
## Highlights / Specification

- Fully fitted accommodation
- Self-contained units
- Wall mounted air conditioning units
- Openable windows providing natural ventilation
- LED lighting
- Demised WC's
- CCTV outside the unit
- Kitchenette

# Schedule of Areas (NIA)

Floor	Area (SQ FT)	Area (SQ M)	Status
Studio One	1,249	116.03	Available now
Studio Two	875	81.29	Available now

# Fit Out Plan (Studio One)



\*Please note this is not to scale

The fit out will provide an occupier:

- Reception area
- Kitchenette
- 12 x desks
- 3 x meeting rooms
- 1 x women WC
- 1 x male WC
- Comms room with separate cooling

Virtual Tour:

<https://vt.ehouse.co.uk/oGebATCkib3>



# Studio One Images





# Studio One Images



55 Drury Lane, WC2

# Contacts

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