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**TO LET**

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10th Floor  
16 Great Queen Street, London WC2B  
5DG

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High Quality, Fully Fitted Office Space

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**2,940 Sq Ft**  
**(273 Sq M)**

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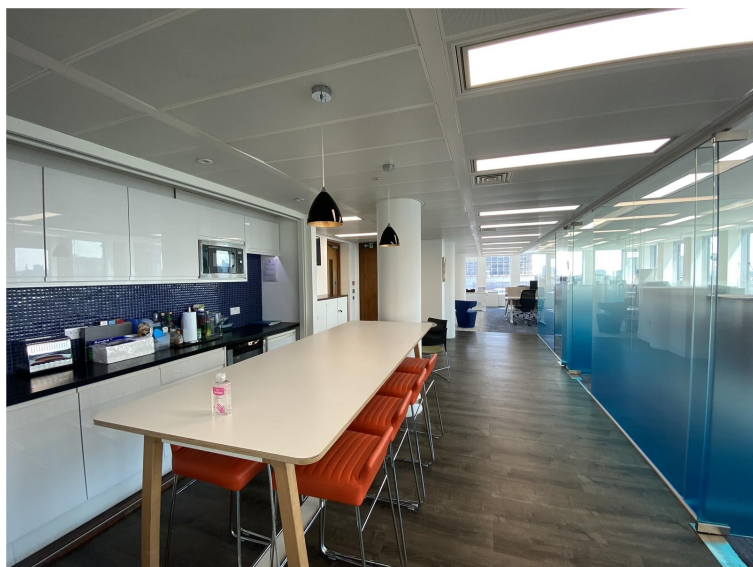
10th Floor, 16 Great Queen Street, London WC2B 5DG



### DESCRIPTION

The 10th floor boasts excellent natural light with wraparound windows on all sides and glass partitioned offices so the whole floor is flooded with natural light creating superb views across the London skyline.

- ✓ Fully fitted top floor offices
- ✓ 5 private offices
- ✓ 3 meeting rooms
- ✓ Fitted kitchenette
- ✓ Demised WCs
- ✓ Spectacular 10th floor panoramic views of London
- ✓ 80 Communal Bike Racks
- ✓ Demised Shower







#### ACCOMMODATION

Net Internal Areas	sq ft	sq m
10th Floor	2,940	273
<b>Total</b>	<b>2,940</b>	<b>273</b>

#### EPC

Energy Performance Asset rating is C-61.

#### VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

#### LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.

#### BUSINESS RATES

Business Rates payable £28.40 per sq ft.  
Service Charge TBC

#### TERMS

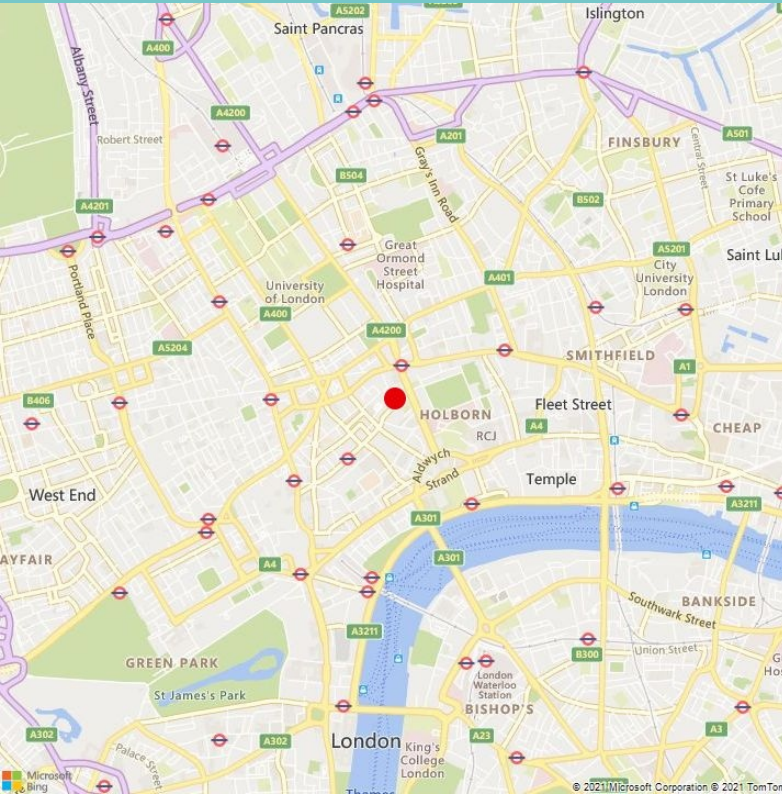
A new sub lease is available for a term of three years with a mutual break after 18 months.  
£77.50 per sq ft per annum exclusive.





## LOCATION

The property is located in the Covent Garden submarket benefiting from access to Holborn, Covent Garden and Tottenham Court Road underground stations, all of which are within a 10 minute walk. (Holborn 2 minutes). This location provides a plethora of local amenities with retail, eateries, coffee shops and bars.



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Regulated by RICS 06-Oct-2022

## VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

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Hampton**

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