

Farebrother

The Rookery, 2 Dyott Street,  
London, WC1A 1DE

**OFFICES TO RENT**  
**1,256 - 5,529 SQ FT**

farebrother.com  
020 7405 4545

THE ROOKERY

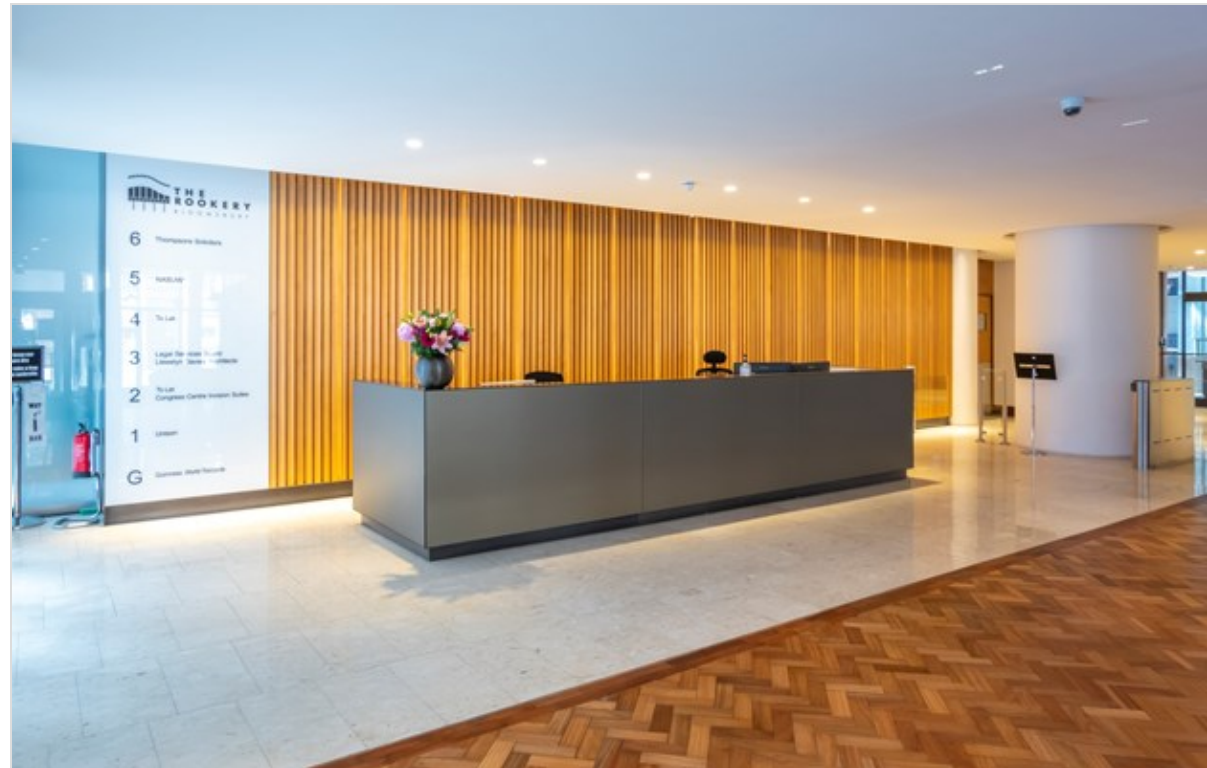
## DESCRIPTION

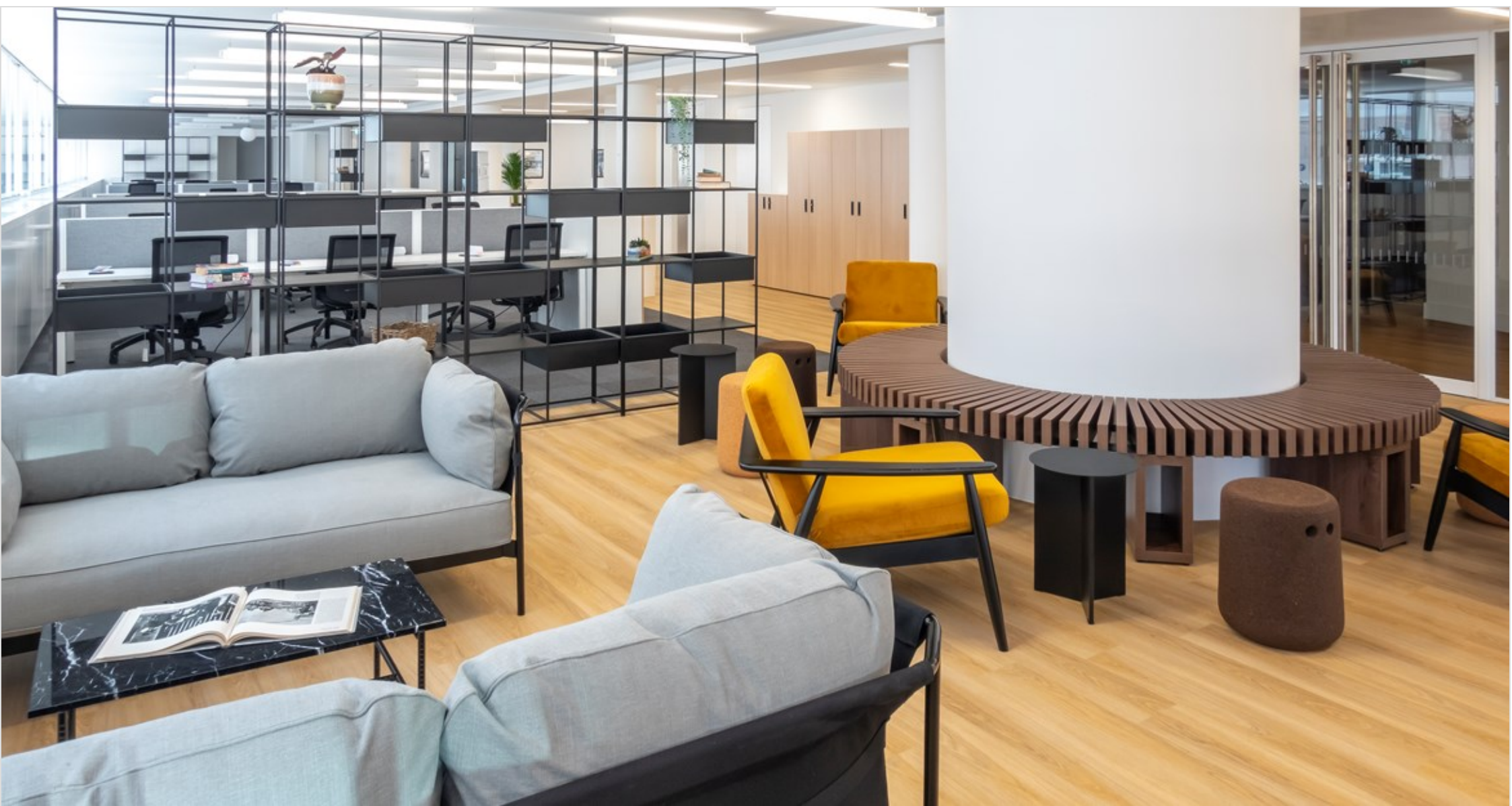
### Refurbished contemporary office accommodation To Let, moments from TCR Station

The Rookery is on the west side of Dyott Street, just to the north of New Oxford Street. The available space and all the common parts have been comprehensively refurbished to provide bright, open, flexible office accommodation.

The space is accessed via a stunning, reconfigured entrance and reception area featuring an art display by world renowned artist Eva Berendes.

We have two fully fitted units available, on the ground floor which comprises 1,256 sq ft and the 4th floor which is 4,270 sq ft.





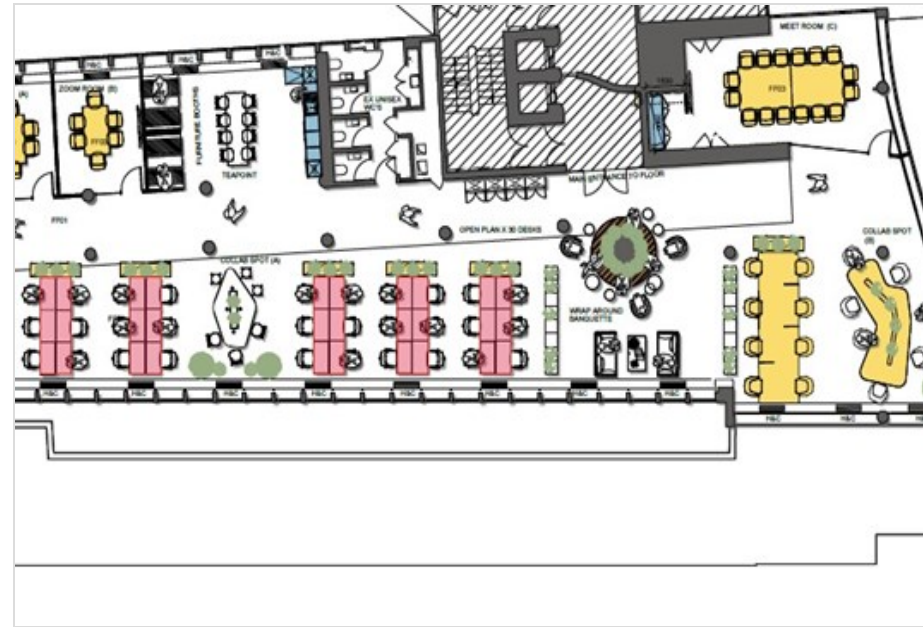
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## ACCOMMODATION

FLOOR	AREA (SQ FT)	AVAILABILITY	DESK SUITABILITY NO
4th Floor	4,273	Available	38 - 65
Part Ground	1,256	Available	11 - 19
Total	5,529		

## AMENITIES

Grade II* Listed Building	Contemporary reception
Car Parking and Bike Racks	Showers and changing facilities
Passenger Lifts	New Suspended LEDs
Demised WCs	New VRV Air Conditioning System (4th floor)
Fully fitted space	Flexible leases available



## FURTHER INFORMATION

### Rent

£45.00 - £52.50 psf

### Service Charge

£14.41 psf

### Rates

£20.00 psf

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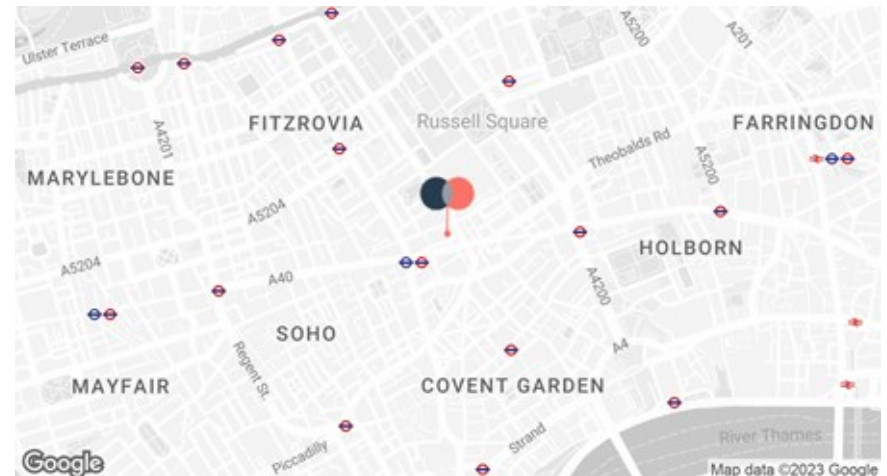
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## LOCATION

The property is located on the West side of Dyott Street, just to the North of New Oxford Street. Tottenham Court Road (TCR) station, together with the surrounding area, has undergone a comprehensive redevelopment as result of the introduction of the Elizabeth Line.

TCR is now one of the best connected stations in London, and the a greatly improved public realm. The area is awash with local amenities with Bloomsbury, Covent Garden and Soho all on the doorstep.



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