

# CFK

020 7484 9269

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55 Drury Lane • Covent Garden • London WC2

Air conditioned fitted out offices

5,740 – 11,790 ft<sup>2</sup> TO LET

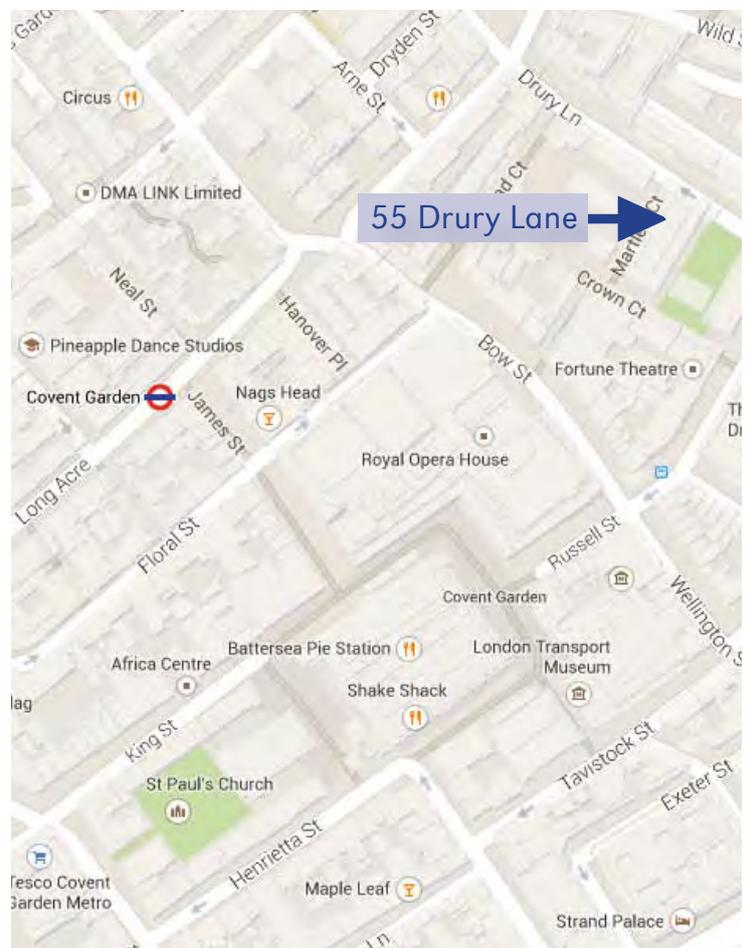
At low passing rent

# The Location

55 Drury Lane is a prominent building on the west side of Drury Lane, a few moments south of its junction with Long Acre, within the heart of Covent Garden. Covent Garden is one of London's most desirable business locations, with world class restaurants, specialist retailers and entertainment ranging from street theatre to the Royal Opera House.

Communications are second to none with nearby stations including Covent Garden (Piccadilly Line), Charing Cross (Mainline, Bakerloo & Northern lines), Leicester Square (Piccadilly & Northern lines), Tottenham Court Rd (Northern Line and Crossrail from 2018), Holborn (Central & Piccadilly lines) & Temple (Circle & District Lines).

There are numerous bus routes along the Strand and a Barclays Cycle Hire docking station on Drury Lane.



# Accommodation

The entire 1st and 2nd floors, together with a ground floor meeting room accessed from the main reception. The offices have great natural light, air conditioning, raised access floors and the 1st floor enjoys the exclusive use of the atrium floor.

The offices have been extensively fitted out to provide reception, a large variety of offices & meeting rooms, together with kitchen & shower facilities. In the basement there are 2 parking spaces, communal showers, lockers and secure bicycle parking.



Floor	Area(ft <sup>2</sup> )
2	5,740
1	5,730
G	320
<b>Total</b>	<b>11,790</b>



# Amenities

- Impressive ground floor reception
- Commissionaire
- 2 x 10 person passenger lifts
- Air conditioning
- Raised access floors
- Great natural light
- Extensive tenant fit out with impressive meeting rooms
- Shared basement lockers / showers / bicycle parking
- 2 x parking spaces
- Exclusive use of large atrium floor



# Terms

Assignment of 3 x leases until 28th September 2021, subject to rent review on 29th September 2016.

The passing annual exclusive rent breaks back to £37.50 per ft<sup>2</sup> on the 1st & 2nd floors & £25.00 per ft<sup>2</sup> on the ground floor meeting room.

Rent on the 2 parking spaces breaks back to £2,500 per annum.

The leases benefit from renewal rights under The 1954 Landlord & Tenant Act Pt II (as amended).

# Premium

Offers are invited for our clients leasehold interests / fixtures & fittings.

# Outgoings

Business rates payable in the present Financial Year are estimated at £23.21 per ft<sup>2</sup>. The Service charge is capped at £13.15 per ft<sup>2</sup>, subject to annual increase in line with RPI. Buildings Insurance tbc.

# EPC

The energy performance for this space is E116.



# Viewings

Please call CFK to arrange a viewing

**Ian Kitchener**

[ian.kitchener@cfkllp.co.uk](mailto:ian.kitchener@cfkllp.co.uk)

020 7484 9260

**Michael Fraser**

[michael.fraser@cfkllp.co.uk](mailto:michael.fraser@cfkllp.co.uk)

020 7484 9262

**For further information, visit our website:**

[www.cfkllp.co.uk](http://www.cfkllp.co.uk)

**Subject to contract**





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