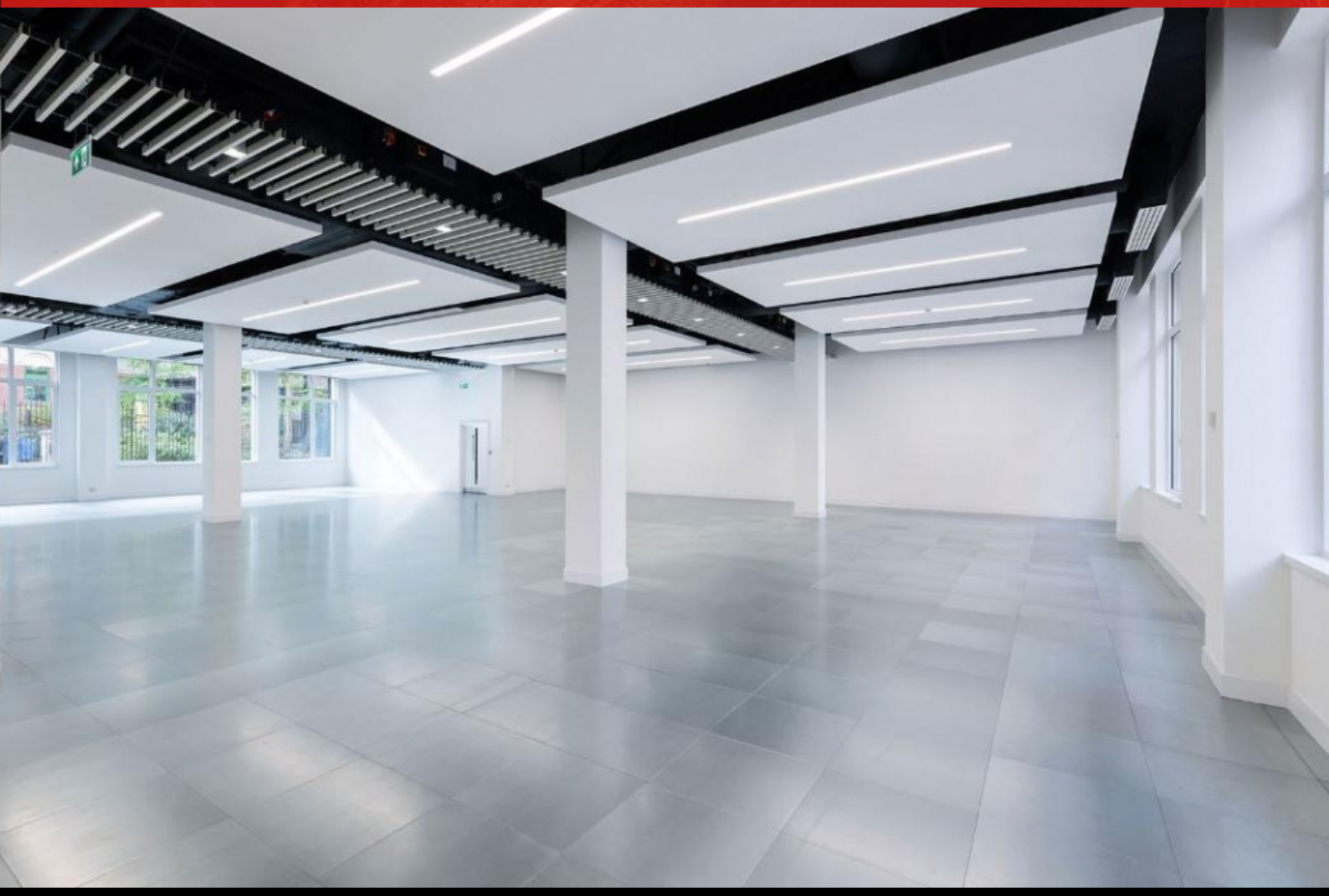
jll.co.uk/property

To Let

55 Drury Lane, London, WC2B 5RZ

4,687 sq ft

- A generous floor to ceiling height of 3.6 meters
- Extensive windows affording excellent natural light
- Excellent communication links
- phenomenal local amenities
- High quality refurbishment



Location

The property is located on the west side of Drury Lane in Covent Garden. The building is a 5 minute walk away from Covent Garden (Piccadilly) and Holborn (Central & Piccadilly) underground stations.
In the heart of the West Ends theatre and entertainment district the building sits just moments away from Covent Garden market.

Specifications

Fully accessible metal tile raised floor (120mm void)
Floor to ceiling height of 3.6 meters
Raft ceiling with recessed LED lighting and daylight dimming
New VAV air conditioning system
Video intercom and access control fob system
Newly refurbished washrooms including separate cleaners/storage room
Manned reception
Extensive windows affording excellent natural light

Terms

A new lease direct from the Landlord for a term to be arranged

Accommodation

Floor / Unit	Size	Sq m	Availability
Ground	4,687 sq ft	435.44	Available

EPC

This property has been graded as 83(D).

Rent

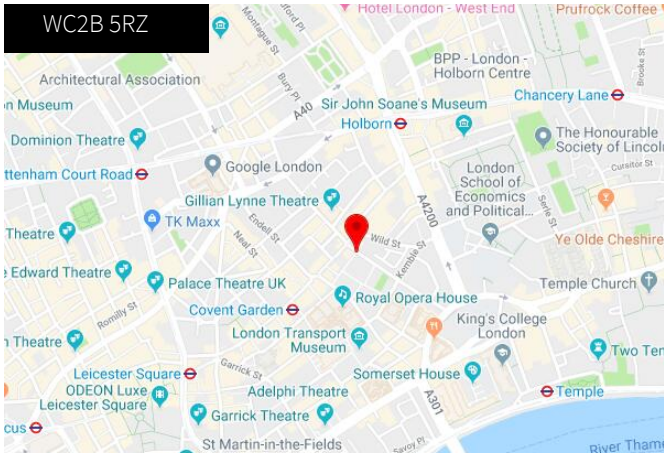
£72.50 per sq ft

Business Rates

Rates Payable (2020/2021): £22.19 per sq ft

Service Charge

£11.90 per sq ft



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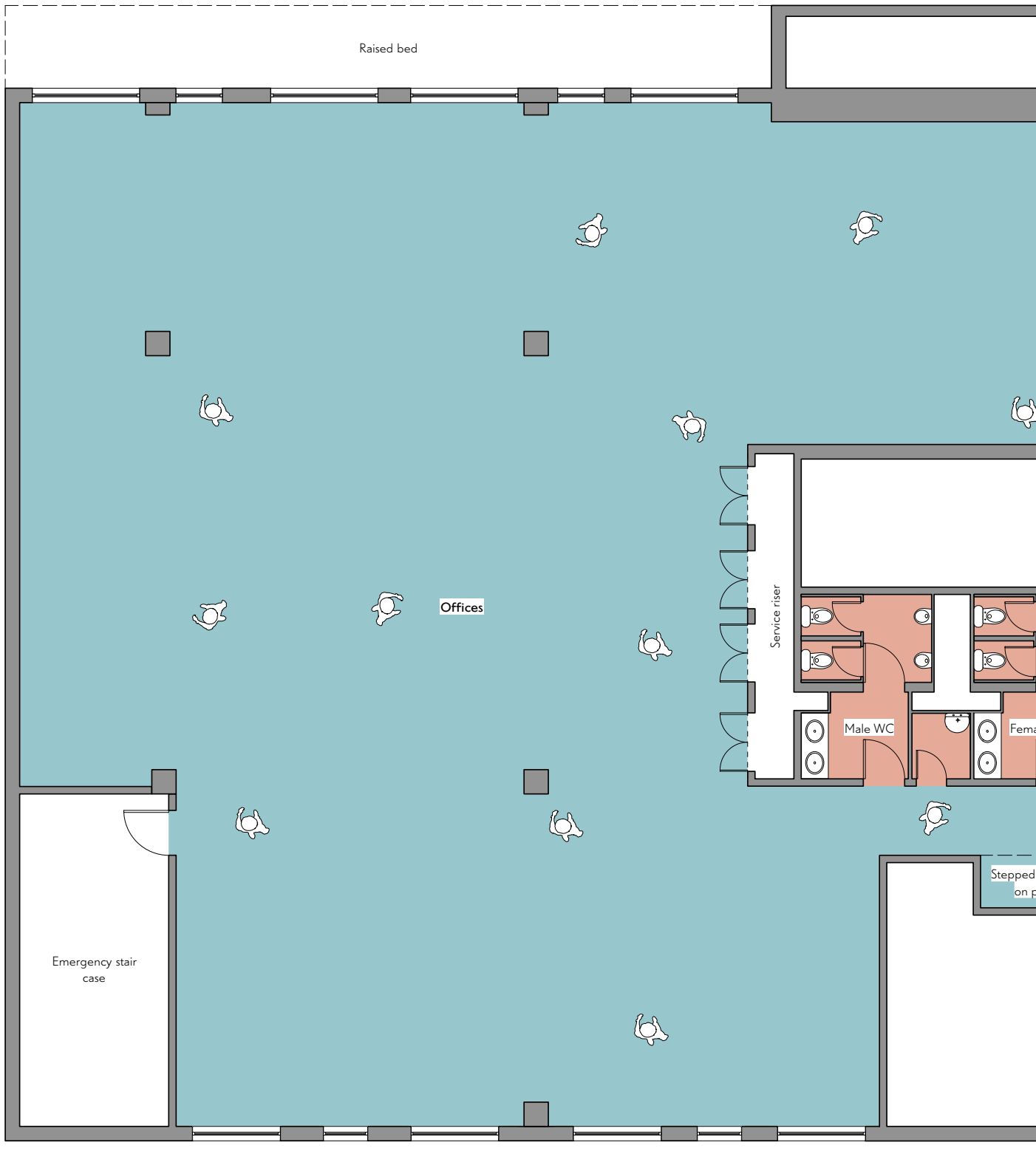
Base Plan

Total area - 461 sqm/4962 sqf
Offices - 442 sqm/4757 sqf
Male WC - 9 sqm/96 sqf
Female WC - 8 sqm/87 sqf

(The areas are measured in gross internal areas)

Key

- Offices
- WCs
- Lobby
- Out of scope



Note: All dimensions and areas are preliminary before site survey has been completed

Mowat & Company | Kasamar Holdings | 17/10/2018

Low Density

Total area - 461 sqm/4962 sqf
Offices - 442 sqm/4757 sqf
Male WC - 9 sqm/96 sqf
Female WC - 8 sqm/87 sqf

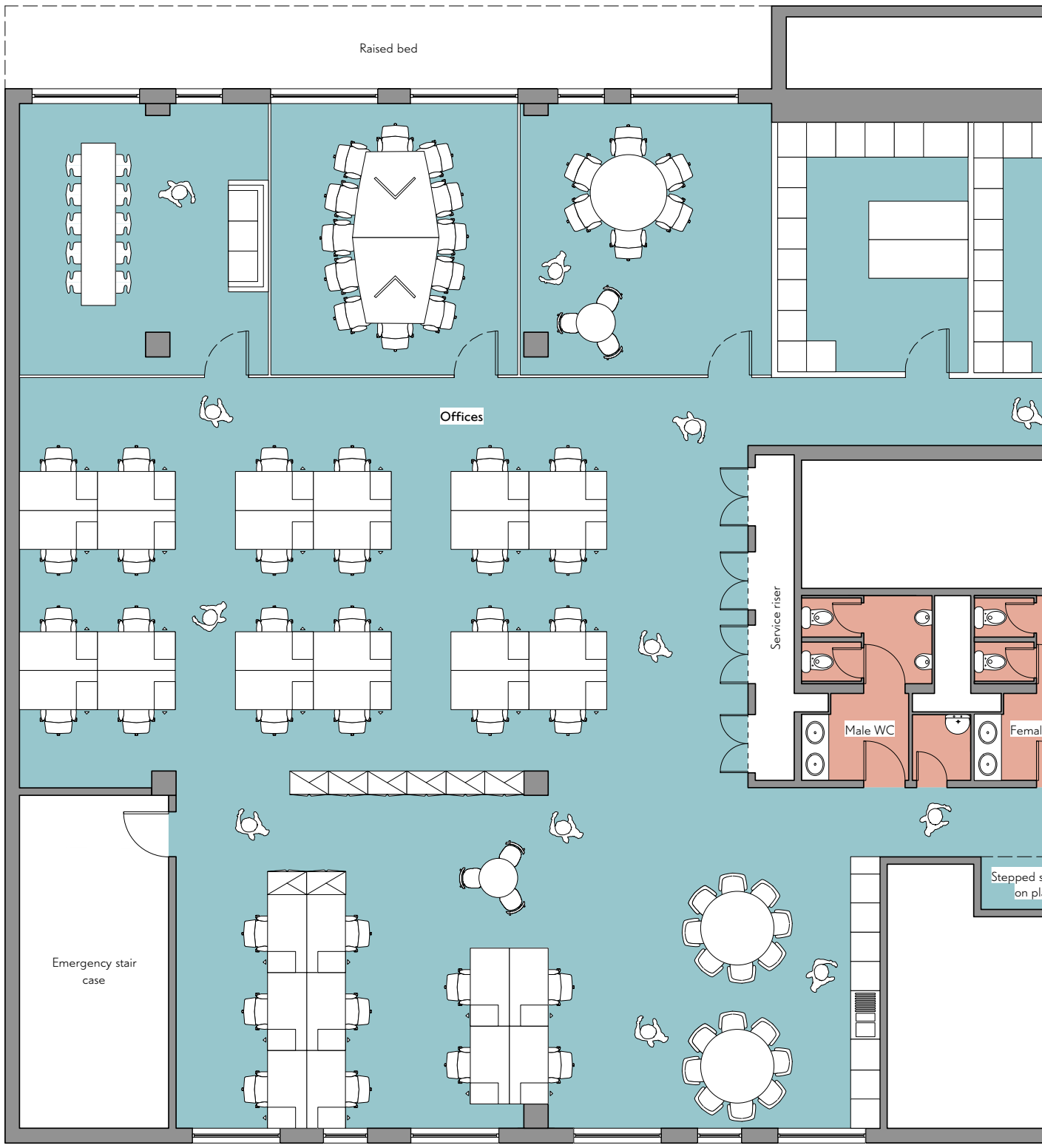
(The areas are measured in gross internal areas)

Key

- Offices
- WCs
- Lobby
- Out of scope

36 People
1 person / 12.8 sqm

Receptionist (2 people)
Open Plan (34 people)
1 x meeting room (6 people)
2 x meeting room (8 people)
1 x meeting room (10 people)
1 x meeting room (12 people)



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High Density

Total area - 461 sqm/4962 sqf
Offices - 442 sqm/4757 sqf
Male WC - 9 sqm/96 sqf
Female WC - 8 sqm/87 sqf

(The areas are measured in gross internal areas)

Key

- Offices
- WCs
- Lobby
- Out of scope

54 people
1 person / 8.5 sqm

Receptionist (2 people)
Open Plan (52 people)
1 x meeting room (6 people)
1 x meeting room (8 people)
1 x meeting room (12 people)

Note: All dimensions and areas are preliminary before site survey has been completed