

41 - 44

GREAT

QUEEN

STREET

COVENT GARDEN

THE BUILDING

A PROMINENT CORNER BUILDING
LOCATED MOMENTS FROM VIBRANT
COVENT GARDEN, OFFERING
REFURBISHED FULLY FITTED AND
FURNISHED PRIVATE WORKSPACES.

THE BUILDING OFFERS FLOOR PLATES RANGING FROM
1,400 – 2,600 SQ FT





 **CHANCERY LANE**
11 MIN WALK

 **HOLBORN**
5 MIN WALK

**41 - 44
GREAT
QUEEN
STREET**

 **COVENT GARDEN**
3 MIN WALK

 **TOTTENHAM COURT ROAD**
10 MIN WALK

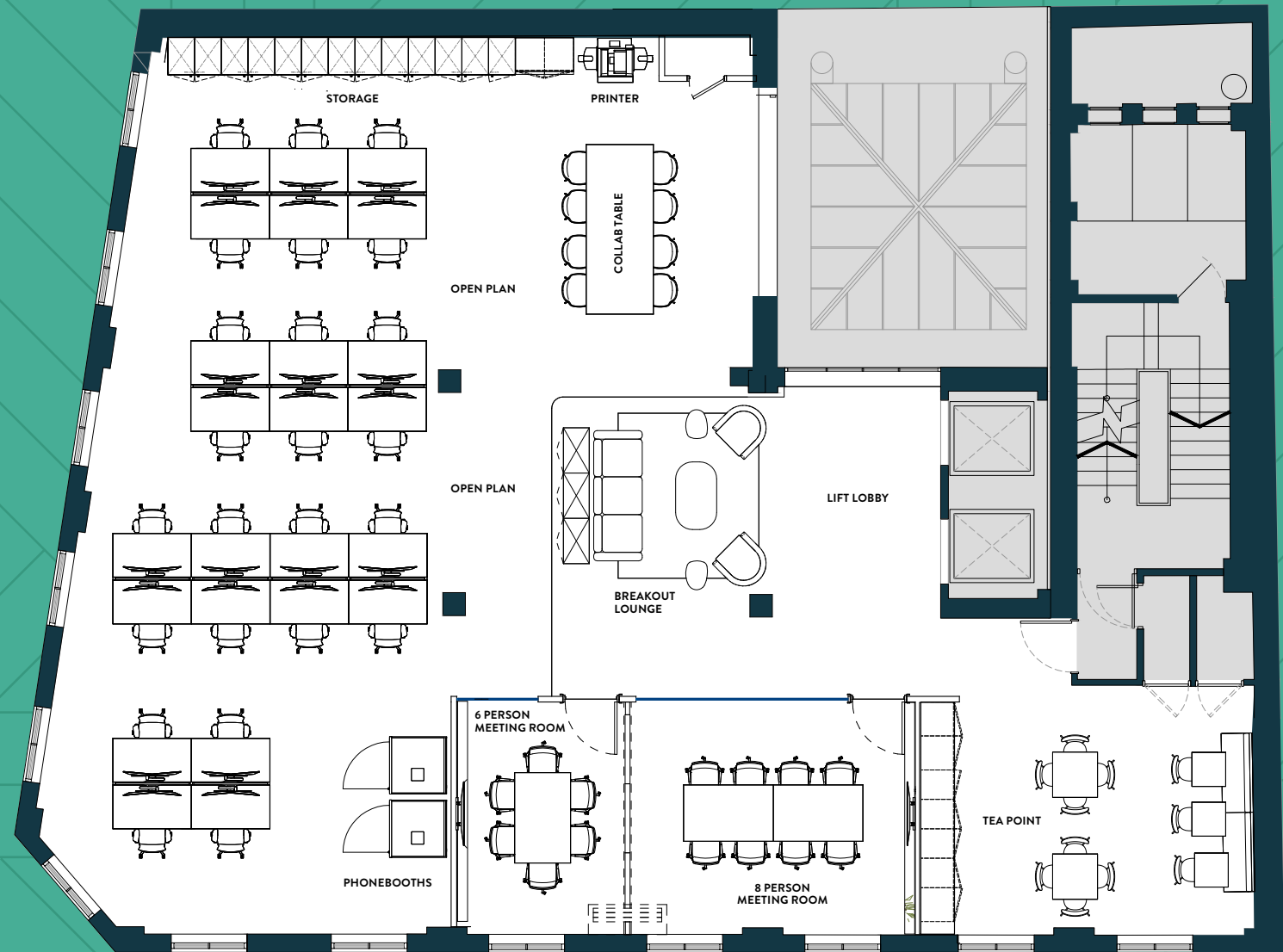
BENEFITING FROM A CONTEMPORARY, LIGHT
AND AIRY RECEPTION WITH COMMISSIONAIRE
AND WAITING LOUNGE



FLOOR PLAN

1ST FLOOR 2,597 SQ FT

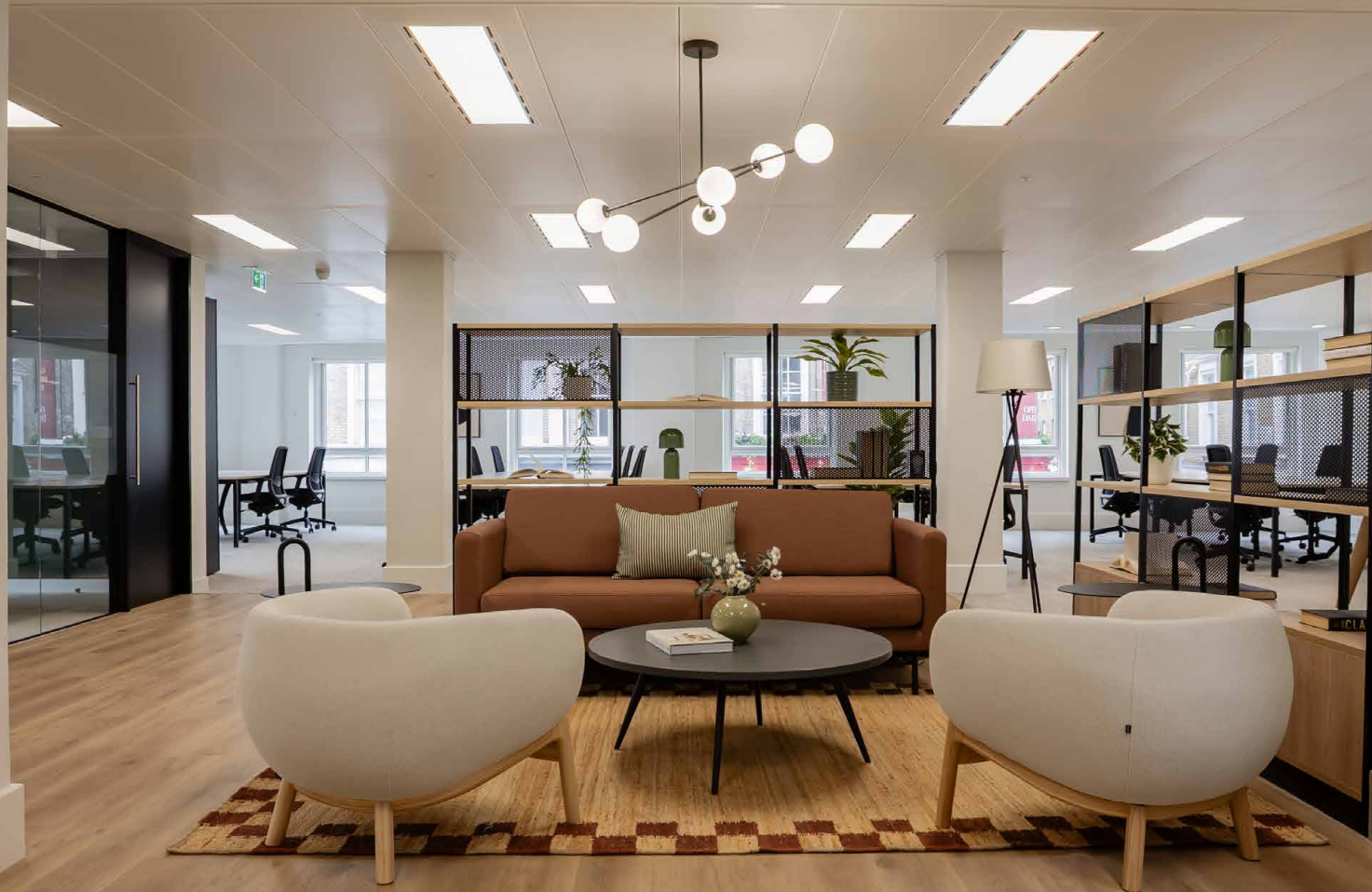
Having recently undergone refurbishment this self contained workspace consists of x24 desks, an x8 person workbench, x2 meeting rooms which can open up to create a large x14 person boardroom, x2 phone booths, client waiting lounge and a spacious kitchenette and dining area.



Plan not to scale, for indicative purposes only.

CLIENT ARRIVAL LOUNGE SPACE WITH
WARM NEUTRAL TONES

1ST



SPACIOUS KITCHENETTE AND DINING
AREA, IDEAL FOR BREAKING OUT OR
LARGER GROUP GET TOGETHERS

1ST



MEETING ROOMS WITH A LUXURIOUS
FEEL AND AN OPTION TO CREATE A LARGE
14 PERSON BOARDROOM

1ST



BRIGHT AND SPACIOUS OPEN-PLAN WORKSPACE

ENJOYING EXCEPTIONAL NATURAL LIGHT

THANKS TO THE BUILDING'S PROMINENT

CORNER POSITION

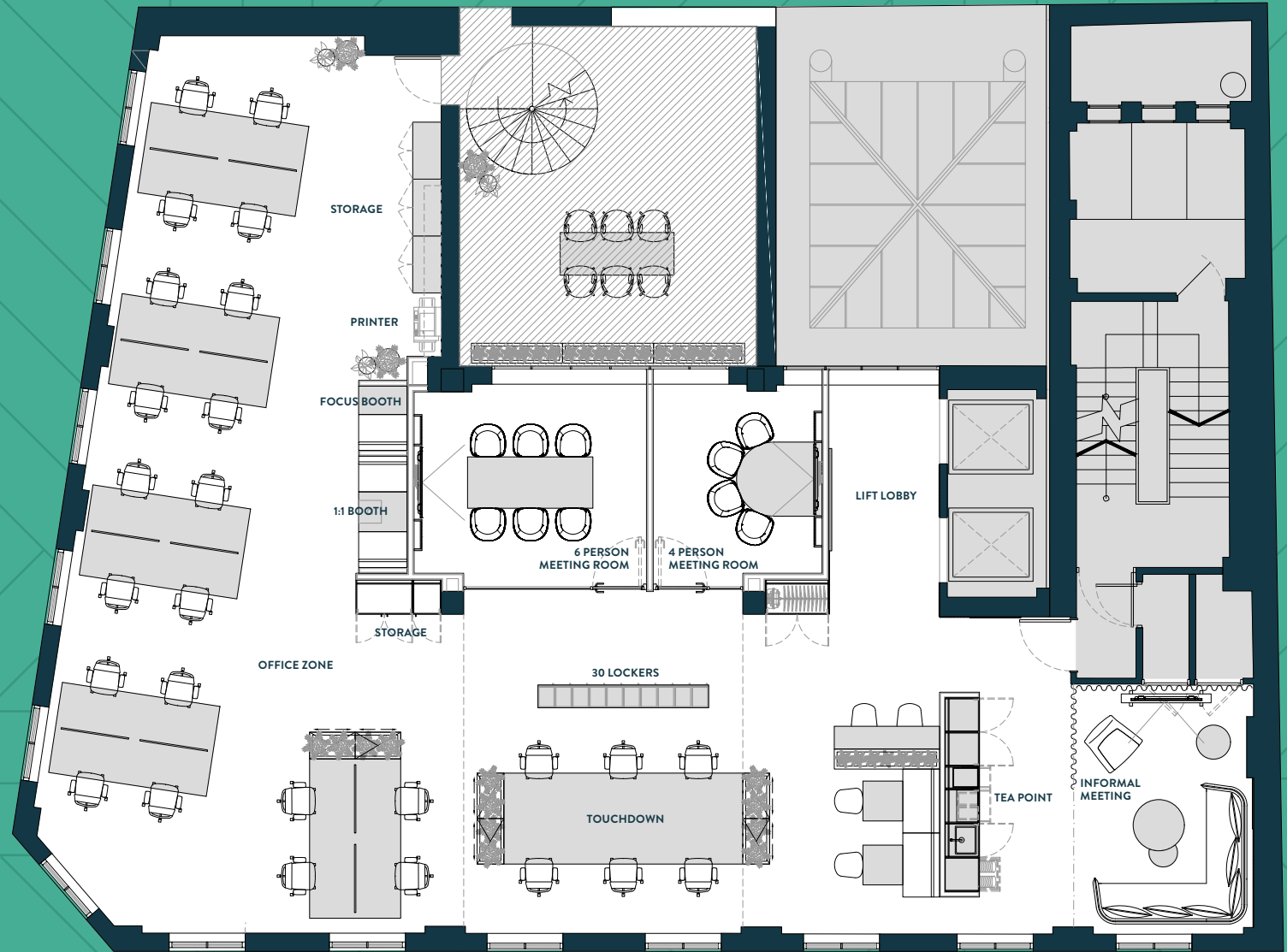
1ST



FLOOR PLAN

4TH FLOOR 2,230 SQ FT

The fully fitted fourth floor consists of x26 desks, multiple formal and informal meeting spaces and a furnished outdoor terrace.



Plan not to scale, for indicative purposes only.

FULLY FITTED AND FURNISHED
WORKSPACE BENEFITING FROM
ACCESS TO OUTSIDE SPACE

4TH



EXCELLENT NATURAL LIGHT
FROM THE CORNER ASPECT

4TH



AV ENABLED MEETING ROOMS, OPEN
PLAN KITCHENETTE, DINING SPACE
AND VARIOUS AGILE WORKING AREAS

4TH



THOUGHTFULLY DESIGNED
AND SUITABLE FOR A VARIETY
OF OCCUPIERS



BUILDING SPECIFICATION



RECEPTION WITH
COMMISSAIRE



SHOWERS



DEDICATED MALE
AND FEMALE WCS



PASSENGER
LIFT X 2



FULLY
FURNISHED



PHONE & FOCUS
BOOTHs



KITCHENETTE AND
DINING AREA



ON FLOOR
MEETING ROOMS



OUTDOOR SPACE
(4TH FLOOR)



EXCELLENT
NATURAL LIGHT



AIR
CONDITIONING



FULLY ACCESSIBLE
RAISED FLOORS

CONTACT

FOR FURTHER
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