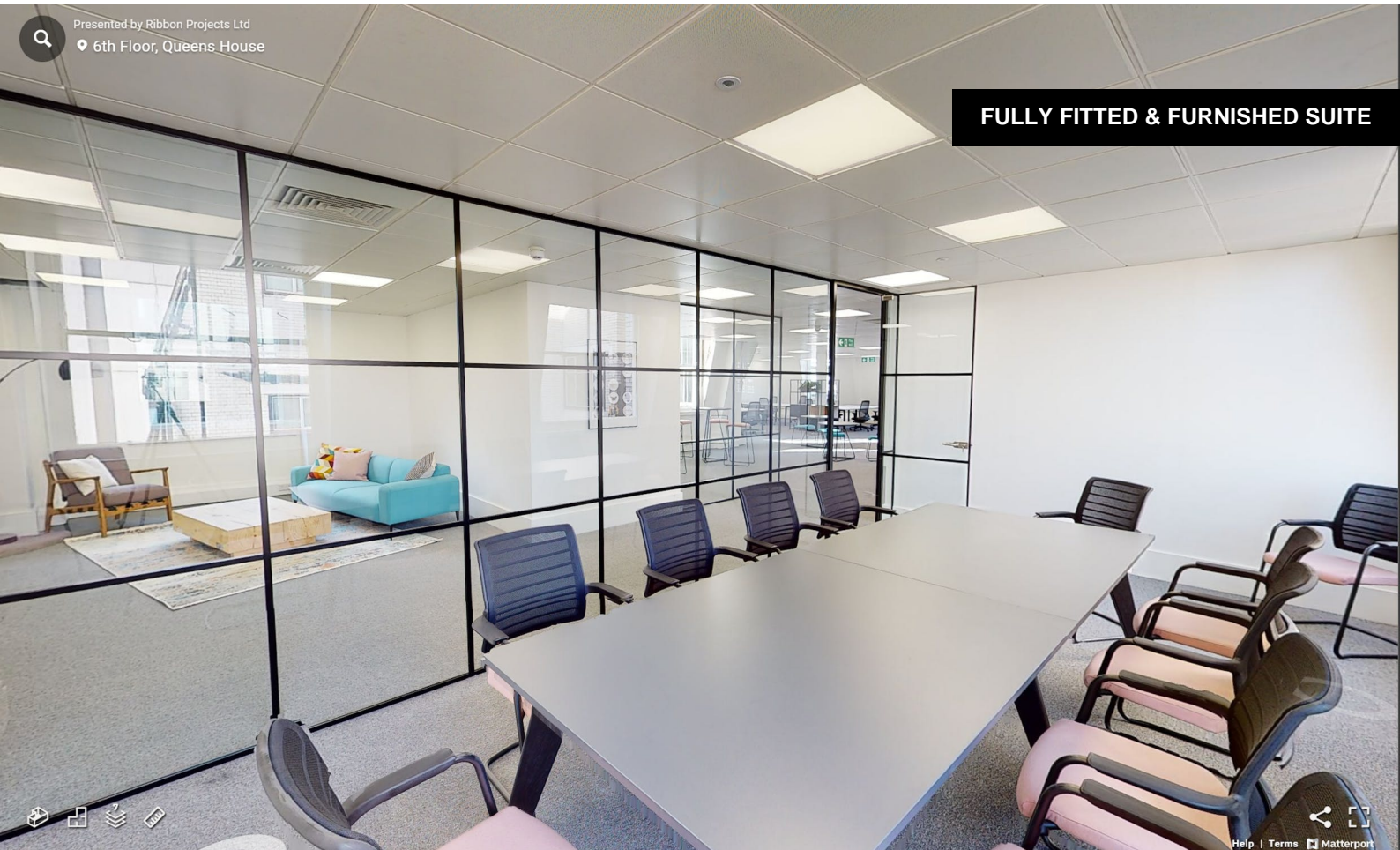


Presented by Ribbon Projects Ltd  
6th Floor, Queens House

FULLY FITTED & FURNISHED SUITE



## Queens House

55-56 Lincoln's Inn Fields, London, WC2A 3LJ

**\*\*REDUCED RENT\*\* NOW  
JUST £49.50 psf - Fully  
fitted & furnished suite,  
ready for immediate  
occupation**

**3,512 sq ft**  
(326.28 sq m)

- Fully fitted space - 42 desks, 2 x meeting rooms (8 + 10 person), reception area, kitchenette & break out space
- Comprehensive, sympathetic refurbishment of common parts completed
- Air conditioning
- Fibre connectivity
- Manned building reception
- Cycle storage & showers
- Car parking available
- Resident building manager

# Queens House, 55-56 Lincoln's Inn Fields, London, WC2A 3LJ

## Description

Queens House is one of the few remaining original buildings, dating back to when Kingsway was created in 1915-1918. The principal office entrance entrance is from Lincoln's Inn Fields, but tenants also enjoy secondary access from Kingsway.

The suite is fully fitted & furnished, arranged to provide a reception/greeting area, 1 x 8-person meeting room, 1 x 10-person meeting room, kitchenette, breakout space, booths & open plan desking for 42 people.

The main entrance and common areas have undergone a comprehensive, sympathetic refurbishment which highlights the original architectural features, but incorporates contemporary design, lighting and floorings.

The unit also benefits from a substantial frontage to - and direct access from - Kingsway.

## Location

Queens House is situated in the heart of Midtown, just a few minutes' from Holborn Station, on the west side of central London's largest surviving Garden Square; Covent Garden is just a short walk away.

Several bus routes pass along Kingsway and nearby Fleet Street & High Holborn, affording convenient access to principal rail termini, such as Waterloo, Charing Cross, Euston, City Thameslink & and London Bridge. The new Crossrail Elizabeth Line is accessible at either Farringdon or Tottenham Court Road Stations.

## Accommodation

The available accommodation comprises of a suite on the 6th floor, overlooking Kingsway. The space has been fully fitted and furnished, ready for immediate occupation.

Name	sq ft	sq m	Availability
6th - Kingsway	3,512	326.28	Available
<b>Total</b>	<b>3,512</b>	<b>326.28</b>	

## Specification

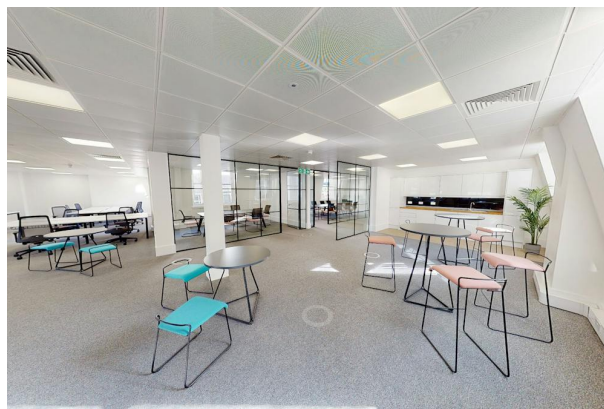
- Fully fitted & furnished
- Excellent levels of natural light
- Common parts & entrance upgraded and refurbished
- Air conditioning
- Showers & cycle racks
- Fibre connectivity
- Manned building reception
- Car parking available
- Resident building manager

## Viewings

Strictly by prior appointment with landlord's joint sole agents Gale Priggen & Co or JLL.

## Terms

A new lease is available for a term by arrangement, direct from the freeholder.



## Summary

<b>Available Size</b>	3,512 sq ft
<b>Rent</b>	£49.50 per sq ft
<b>Rates Payable</b>	£26.82 per sq ft
<b>Rateable Value</b>	£184,000
<b>Service Charge</b>	£6.75 per sq ft For y/e Mar '24
<b>Car Parking</b>	Secure on site car parking available
<b>VAT</b>	Applicable
<b>EPC Rating</b>	B

## Viewing & Further Information



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## Marketing text 1

