



FULLY FITTED & FURNISHED SUITE

## Queens House

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

**Look again at Queens House - refurbished entrance hall & common areas...Cat A + scheme; fully fitted, furnished & with fibre connectivity...**

**3,796 sq ft**

(352.66 sq m)

- Cat A+ scheme completed and fully furnished
- Crisp, modern-looking space, with excellent natural light
- Comprehensive, sympathetic refurbishment of common parts completed
- Exposed services
- Superb LVT parquet flooring finish
- New LED lighting
- Air conditioning
- Immediate fibre connectivity
- Perimeter trunking

- Manned building reception
- Cycle storage & showers
- Car parking available
- Resident building manager

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

## Description

A perfect but seldom seen mix of traditional style and a more contemporary, crisp internal finish.

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 itself benefits from excellent natural light, overlooking Kingsway and with extensive windows around the perimeter; a Cat A + scheme to provide a minimum of 32 desks, collaboration space, open plan, a kitchenette, reception area and two 8-person meeting rooms has been completed.

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.

## 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 5th floor, overlooking Kingsway, which has undergone a Cat + refurbishment and is fully fitted, furnished - with fibre connectivity - and available for immediate occupation. The space has been tastefully refurbished in a modern, airy style, with exposed services, a/c, attractive parquet style flooring and crisp LED light fittings.

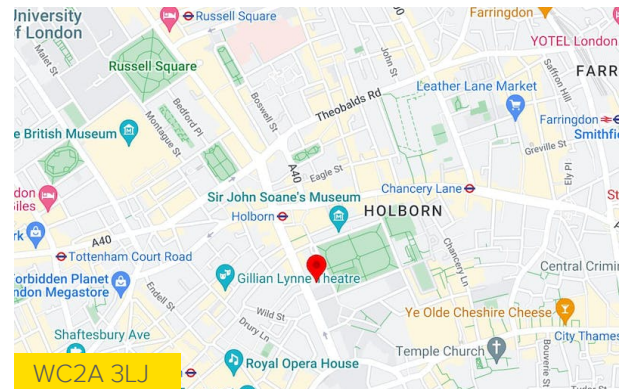
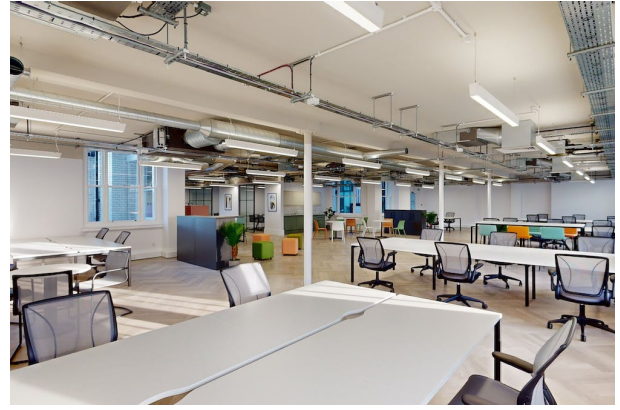
Name	sq ft	sq m	Availability
5th - Kingsway	3,796	352.66	Available
<b>Total</b>	<b>3,796</b>	<b>352.66</b>	

## Specification

- Cat A + scheme in hand, with delivery Jan '24
- Excellent levels of natural light
- Common parts & entrance upgraded and refurbished
- Air conditioning
- Exposed services
- Luxury parquet style LVT floor finishes
- New LED lighting
- Perimeter trunking
- Showers & cycle racks
- Immediate fibre connectivity
- Manned building reception
- Car parking available
- Resident building manager

## Viewings

Strictly by prior appointment with landlord's joint sole letting agents, Gale Priggen &



## Summary

<b>Available Size</b>	3,796 sq ft
<b>Rent</b>	£54.50 per sq ft
<b>Rates Payable</b>	£27.25 per sq ft
<b>Rateable Value</b>	£202,000
<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



### Tim Gale

020 7404 5043 | 07713 482351  
tpg@galepriggen.co.uk



### Clarke Buxton

020 7404 5043 | 07816 663468  
cb@galepriggen.co.uk



## Marketing text 1

Co or JLL.

## Terms

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

