



Queens House

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

Look again at Queens House - Fantastic new a/c, suite to be refurbished throughout, with newly refurbished entrance hall & common areas

3,796 sq ft

(352.66 sq m)

- 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
- Fibre connectivity
- Capped-off services for kitchenette
- 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 is arranged in open plan and benefits from excellent natural light, overlooking Kingsway and with extensive windows around the perimeter.

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.

Suggested concept layouts are included to give a flavour of how the space may be configured (based on the 1st & 6th floors).

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 an open plan suite on the 5th floor, overlooking Kingsway. The space is being 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
Total	3,796	352.66	

Specification

- 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
- Fibre connectivity
- Manned building reception
- Car parking available
- Resident building manager

Viewings



Summary

Available Size	3,796 sq ft
Rent	£54.50 per sq ft
Rates Payable	£27.25 per sq ft
Rateable Value	£202,000
Service Charge	£7 per sq ft For y/e Mar '23
Car Parking	Secure on site car parking available
VAT	Applicable
EPC Rating	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

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

Terms

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







