

55-56 LINCOLN'S INN FIELDS WC2

QUEENS  
HOUSE



An imposing property on the west side of The Fields, Queens House benefits from a principal entrance via Lincoln's Inn Fields, but tenants also enjoy convenient access from Kingsway.

[VIRTUAL TOUR ▶](#)





Both entrances and the common areas have undergone a comprehensive, sympathetic refurbishment which highlights the original architectural features, but incorporates contemporary design, lighting and flooring.



**REFURBISHED  
COMMON PARTS**



**AIR  
CONDITIONING**



**FIBRE  
CONNECTIVITY**



**CAR PARKING  
AVAILABLE**



**MANNED RECEPTION  
AND BUILDING  
MANAGER**



**CYCLE  
STORAGE**



**VIEWS OVER  
LINCOLN'S INN  
FIELDS**

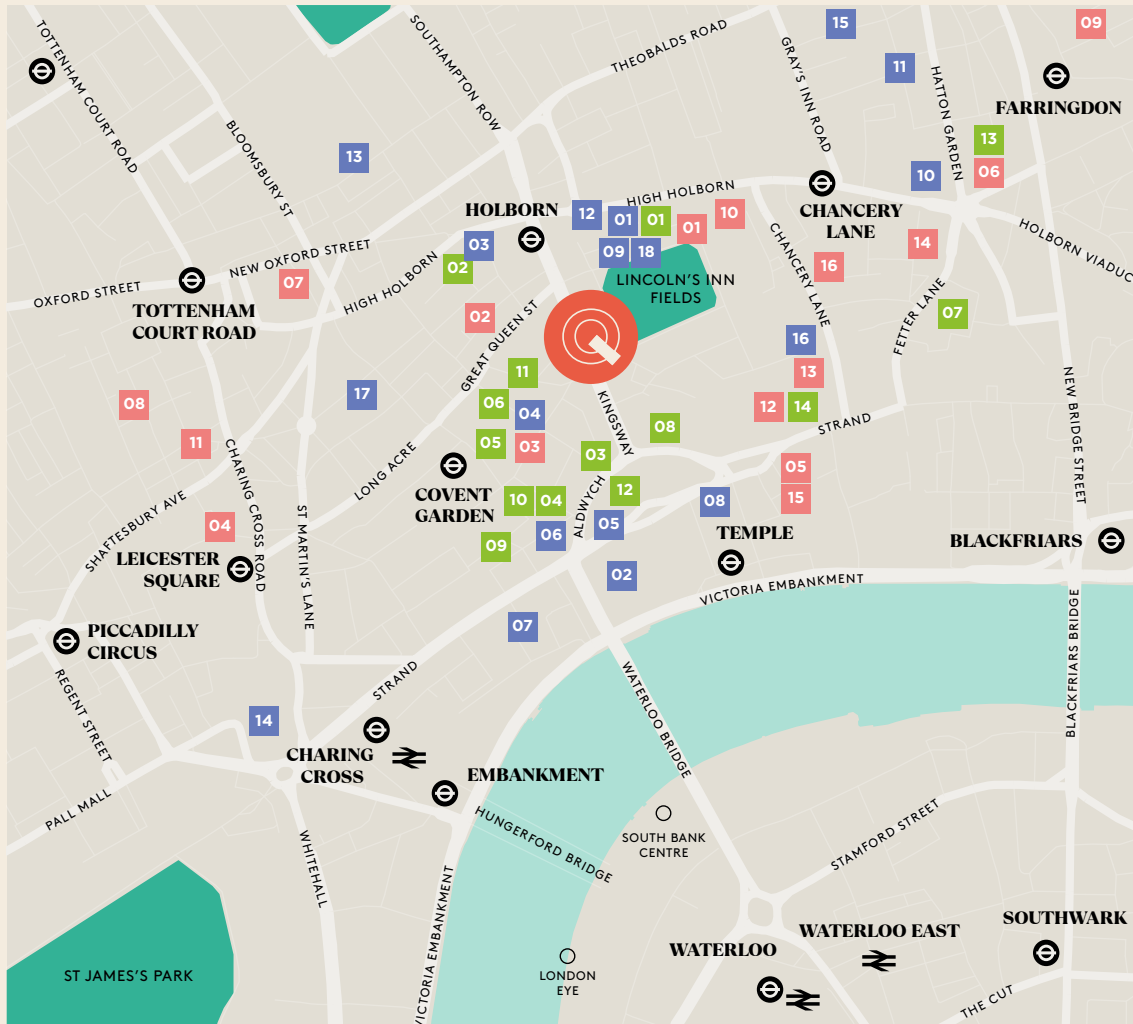


**SHOWERS**



**2ND ENTRANCE  
FROM KINGSWAY**

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.



## LOCAL OCCUPIERS

### TO EAT



- |                             |                             |
|-----------------------------|-----------------------------|
| 01 HOLBORN DINING ROOM      | 08 ROKA ALDWYCH             |
| 02 RONDO AT THE HOXTON      | 09 THE IVY MARKET GRILL     |
| 03 THE DELAUNAY             | 10 CHRISTOPHER'S            |
| 04 BODEAN'S                 | 11 MARGOT                   |
| 05 R.OPERA HOUSE RESTAURANT | 12 LUCIANO BY GINO D'ACAMPO |
| 06 BARRAFINA                | 13 BLEEDING HEART BISTRO    |
| 07 THE REFINERY             | 14 GAUCHO                   |

### TO DRINK



- |                               |                           |
|-------------------------------|---------------------------|
| 01 THE GIN BAR (R'WOOD HOTEL) | 09 WILHEMINA'S LOUNGE     |
| 02 LOCKES BAR                 | 10 THE LONDON ART BAR     |
| 03 SIDE HUSTLE AT NOMAD LDN   | 11 BAR TERMINI            |
| 04 HELIOT COCKTAIL BAR        | 12 THE SEVEN STARS        |
| 05 DALY'S WINE BAR            | 13 BARANIS                |
| 06 YE OLDE MITRE              | 14 BREWD OG CHANCERY LANE |
| 07 FLIGHT CLUB                | 15 TEMPLE BREW HOUSE      |
| 08 HENSON'S BAR AND SOCIAL    | 16 THE PREGNANT MAN       |

### TO LIVE



- |                               |                            |
|-------------------------------|----------------------------|
| 01 ROSEWOOD HOTEL             | 10 BOUNCE FARRINGTON       |
| 02 SOMERSET HOUSE             | 11 LEATHER LANE MARKET     |
| 03 THE HOXTON                 | 12 GYMBOX HOLBORN          |
| 04 NOMAD LONDON               | 13 THE BRITISH MUSEUM      |
| 05 ME LONDON                  | 14 THE NATIONAL GALLERY    |
| 06 ONE ALDWYCH                | 15 THE POSTAL MUSEUM       |
| 07 THE SAVOY                  | 16 LUCKY VOICE HOLBORN     |
| 08 180 HOUSE                  | 17 SEVEN DIALS MARKET      |
| 09 FITNESS FIRST HIGH HOLBORN | 18 SIR JOHN SOANE'S MUSEUM |



The new Elizabeth Line is easily accessible, with both Tottenham Court Road & Farringdon Stations nearby – the latter of which is now central London’s foremost communications hub, with connections North, East, South & West.

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.



HOLBORN	CHANCERY LANE	COVENT GARDEN	TEMPLE	TOTTENHAM COURT RD	FARRINGDON

<b>01 MINS</b>	<b>02 MINS</b>	<b>03 MINS</b>	<b>06 MINS</b>	<b>06 MINS</b>	<b>09 MINS</b>
----------------	----------------	----------------	----------------	----------------	----------------

CYCLING

<b>03 MINS</b>	<b>09 MINS</b>	<b>09 MINS</b>	<b>14 MINS</b>	<b>15 MINS</b>	<b>17 MINS</b>
----------------	----------------	----------------	----------------	----------------	----------------

WALKING





**SCHEDULE SUMMARY**

FLOOR	Sq ft	Sq m
SIXTH FLOOR (CAT A +)	3,512	326.28
FIFTH FLOOR (CAT A + Coming Soon - Q1 2024)	3,796	352.66
<b>TOTAL</b>	<b>7,308</b>	<b>678.94</b>



# SIXTH FLOOR

Sq ft: 3,512

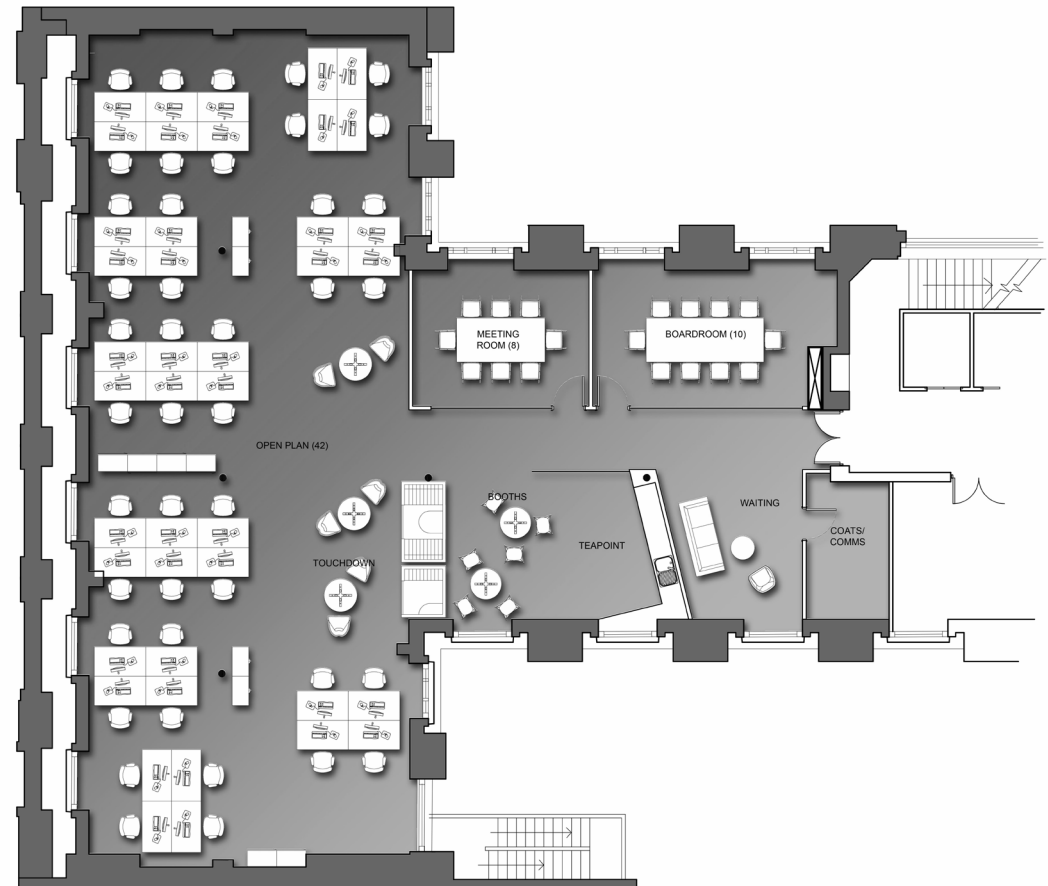
Sq m: 326.28

Arranged as a reception/greeting area, 2 meeting rooms, kitchenette, breakout space & open plan desking for 42 people, the 6th floor is fully fitted and furnished, ready for immediate occupation.



6

VIRTUAL TOUR ▶



Plan not to scale, for indicative purposes only.

# FIFTH FLOOR

Sq ft: 3,796

Sq m: 352.66

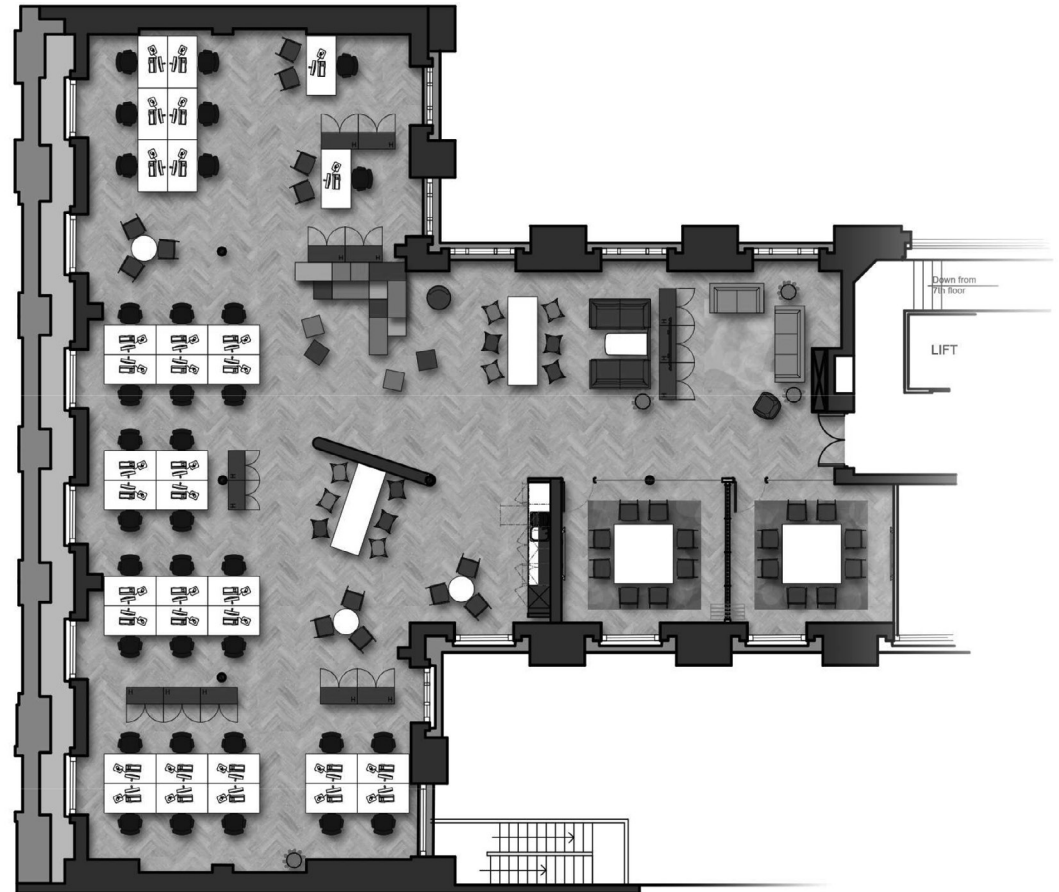
CAT A + delivery coming soon  
- Q1 2024.

Stunning, bright refurbished suite  
with fantastic light and a lofty  
open plan feel.



5

VIRTUAL TOUR ►



Plan not to scale, for indicative purposes only.



# MORE INFORMATION

## LEASE

New leases are available for terms by arrangement, direct from the freeholder. Rents on application.

## EPC

5th & 6th floors - B

## RATES PAYABLE

£27.00 per sq ft.  
(indicative rates payable)

## SERVICE CHARGE

£6.75 per sq ft. (y/e Mar '24)

## JOINT LETTING AGENTS:



**Tim Gale**

+44 (0)20 7404 5043

+44 (0)7713 482 351

[tpg@galepriggen.co.uk](mailto:tpg@galepriggen.co.uk)

**Clarke Buxton**

+44 (0)20 7404 5043

+44 (0)7816 663 468

[cb@galepriggen.co.uk](mailto:cb@galepriggen.co.uk)



**Toby Hall**

+44 (0)7513 713 828

[Toby.Hall@jll.com](mailto:Toby.Hall@jll.com)

**Michael Oliver**

+44 (0)7591 200 793

[Michael.Oliver@jll.com](mailto:Michael.Oliver@jll.com)

Gale Priggen & Co and JLL for themselves and for the vendors or lessors of this property for the property whose agents they are given notice that: - 1) The particulars are set out as general outline for the guidance of the intending purchasers and do not constitute part of an offer or contract; 2) All description, dimensions, references to condition, necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers should not rely on them as standards or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; 3) No person in the employment of Gale Priggen or JLL has any authority to make or give any representation or warranty whatsoever in relation to this property. May 2023. Map data ©2023 Google Maps. Design by darwooddesign.com.