

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**

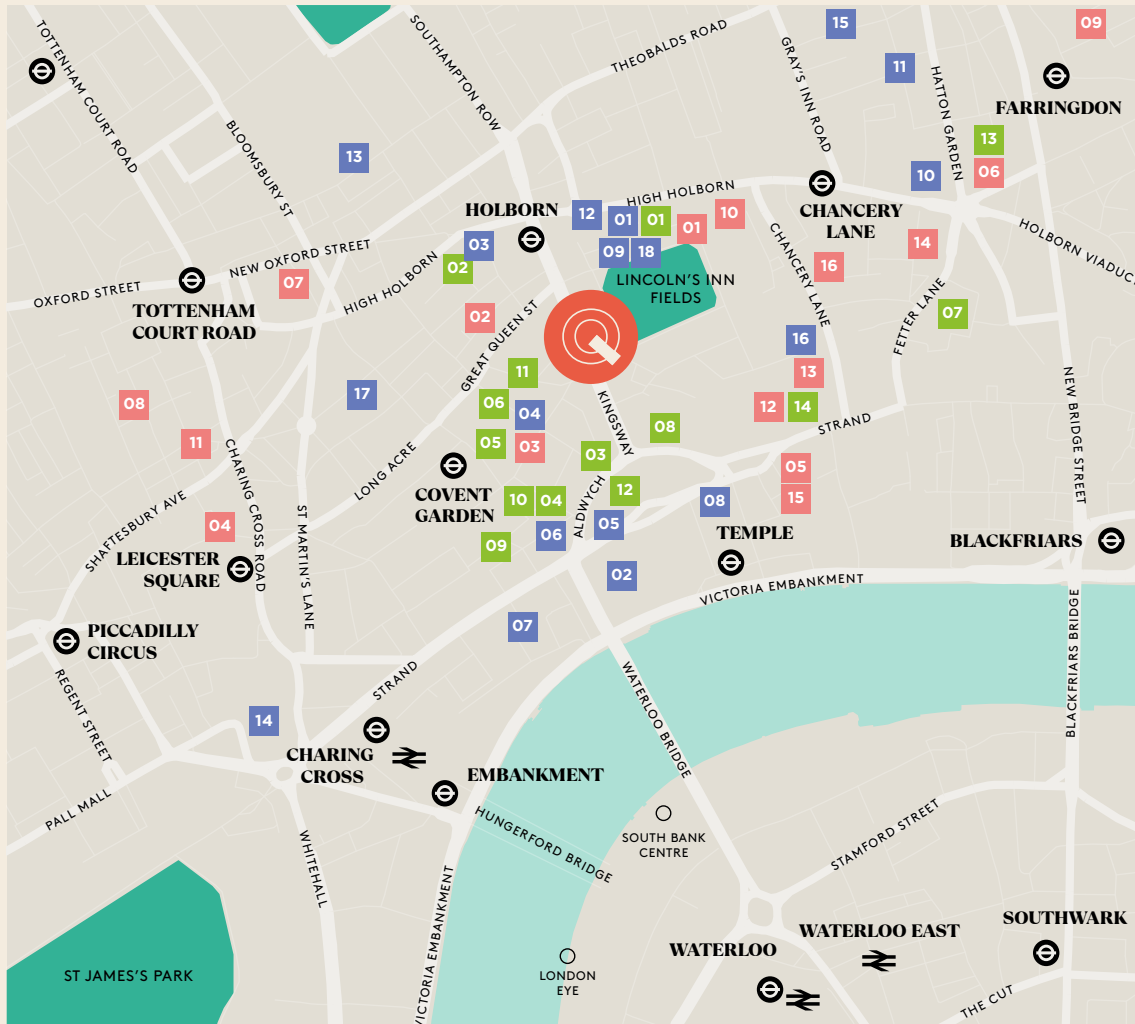


SHOWERS



**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
01 MINS	02 MINS	03 MINS	06 MINS	06 MINS	09 MINS
CYCLING					
03 MINS	09 MINS	09 MINS	14 MINS	15 MINS	17 MINS
WALKING					





SCHEDULE SUMMARY

FLOOR	Sq ft	Sq m
SIXTH FLOOR	3,512	326.28
FIFTH FLOOR	3,796	352.66
FIRST FLOOR	3,735	346.99
GROUND FLOOR AND BASEMENT	5,783	537.26
TOTAL	16,826	1,563.19



SIXTH FLOOR

Sq ft: 3,512

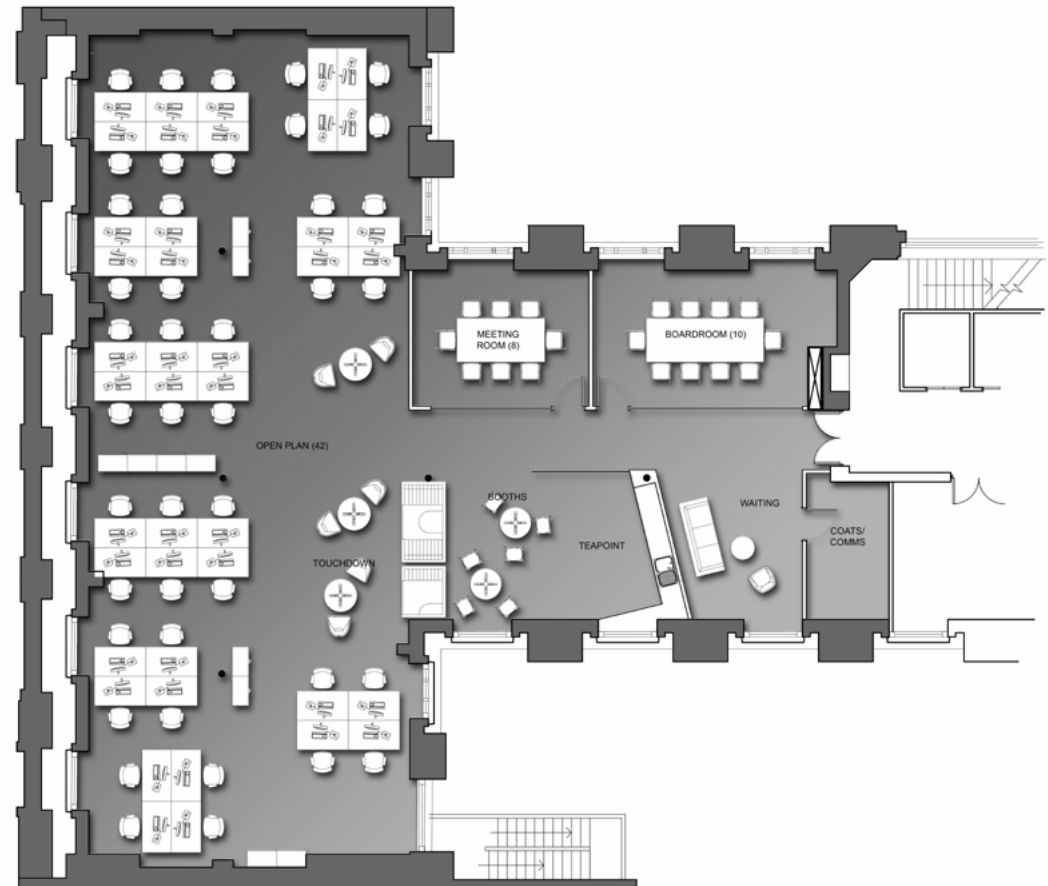
Sq m: 326.28

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



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VIRTUAL TOUR ►



Plan not to scale, for indicative purposes only.

FIFTH FLOOR

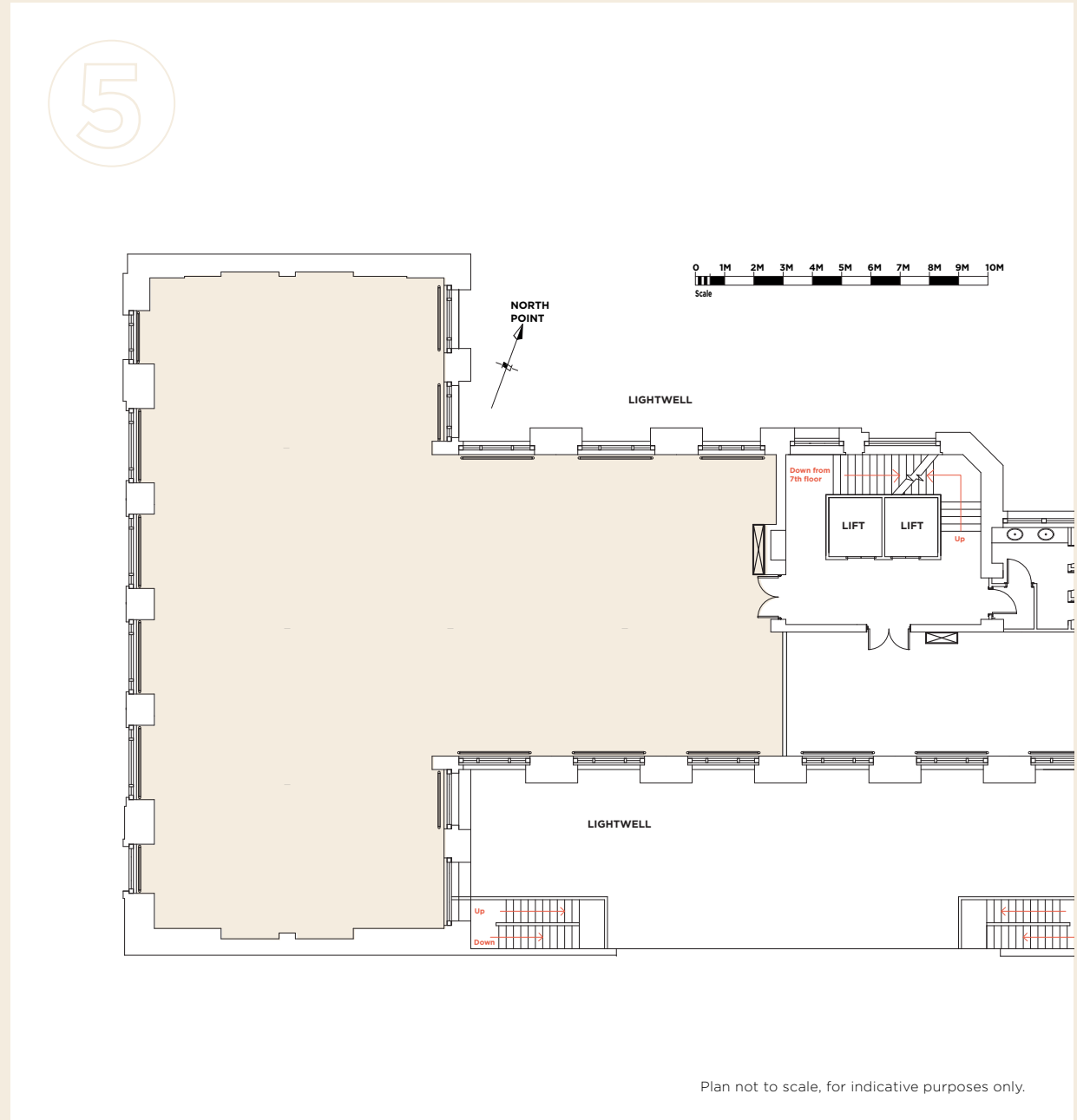
Sq ft: 3,796

Sq m: 352.66

To be refurbished to Cat A condition, adopting a similar specification and design to the 1st floor.



Indicative floor image



Plan not to scale, for indicative purposes only.

FIRST FLOOR

Sq ft: 3,735

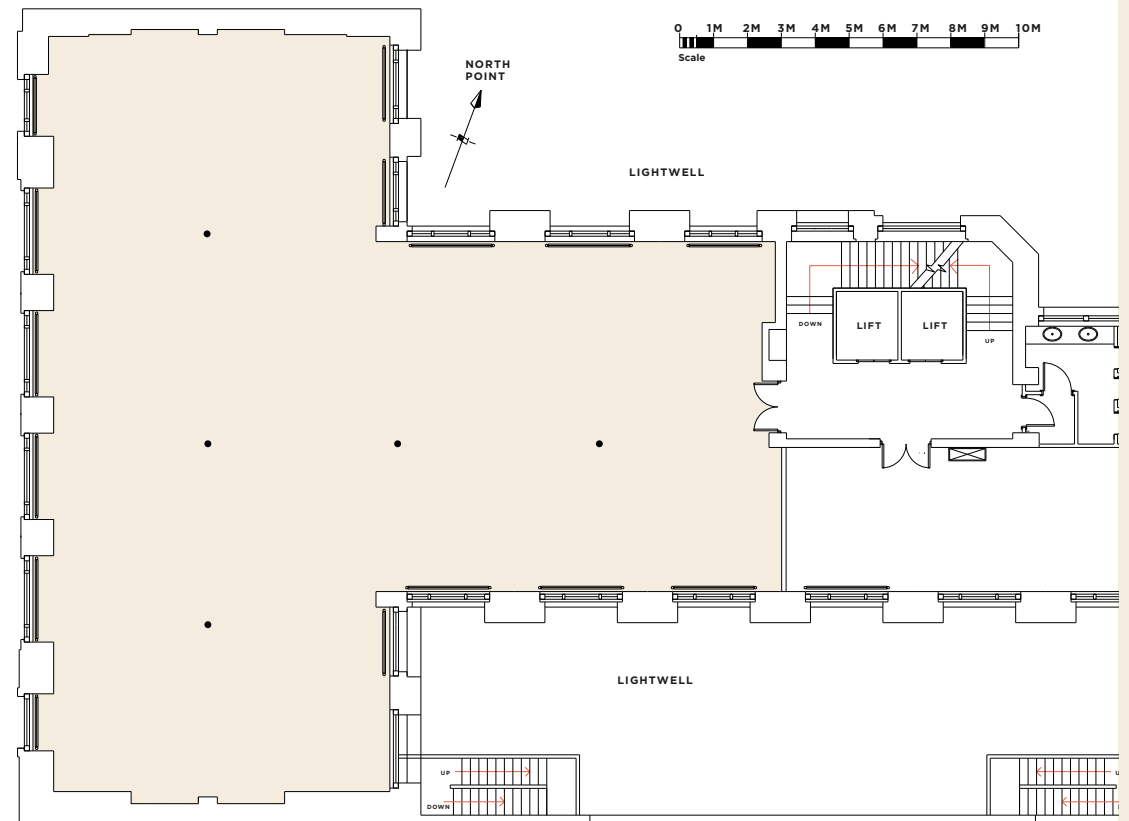
Sq m: 346.99

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



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VIRTUAL TOUR ▶



Plan not to scale, for indicative purposes only.

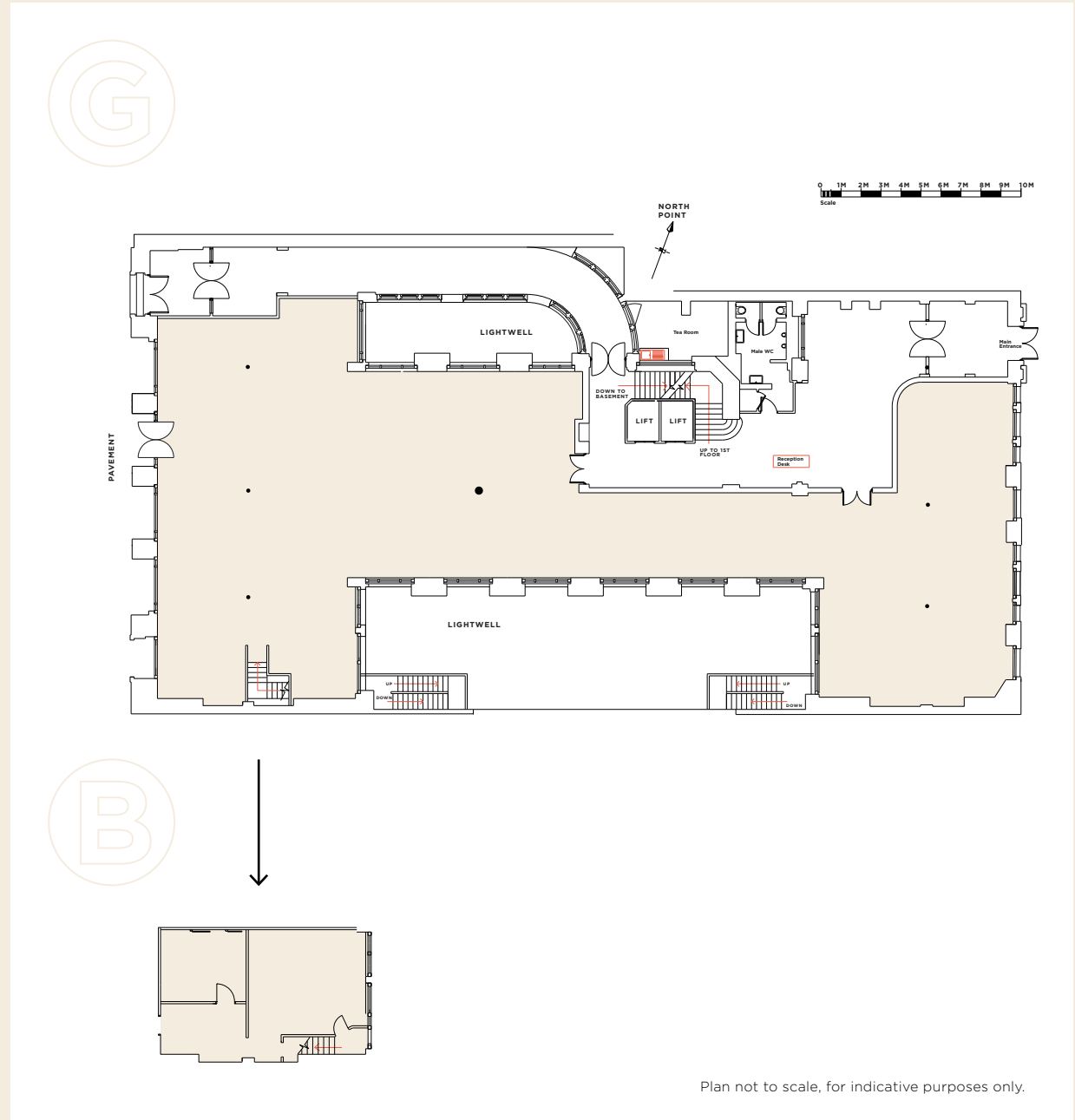
GROUND FLOOR & BASEMENT

Sq ft: 5,783

Sq m: 537.26

Can be divided to provide suites from 2,000 sq ft approx.

With a prominent window frontage to Kingsway, a second entrance direct from the main Lincoln's Inn Fields entrance and 3-4m clear ceiling heights, this self-contained unit is in shell condition ready to be refurbished in accordance with an incoming tenant's design and requirements.





MORE INFORMATION

LEASE

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

EPC

5th & 6th floors - B
Gnd & 1st floors - C

RATES PAYABLE

£23.50 per sq ft.
(indicative rates payable)

SERVICE CHARGE

£7 per sq ft.
(year to Mar '23)

JOINT LETTING AGENTS:



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