

COVENT GARDEN

No 31

GREAT QUEEN ST

10,979 SQ FT

OF BEAUTIFULLY RESTORED OFFICE SPACE



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INTRODUCTION

OVERVIEW

HERITAGE

IMAGE GALLERY

LOCATION

SPECIFICATION

SCHEDULE OF AREAS

FLOOR PLANS





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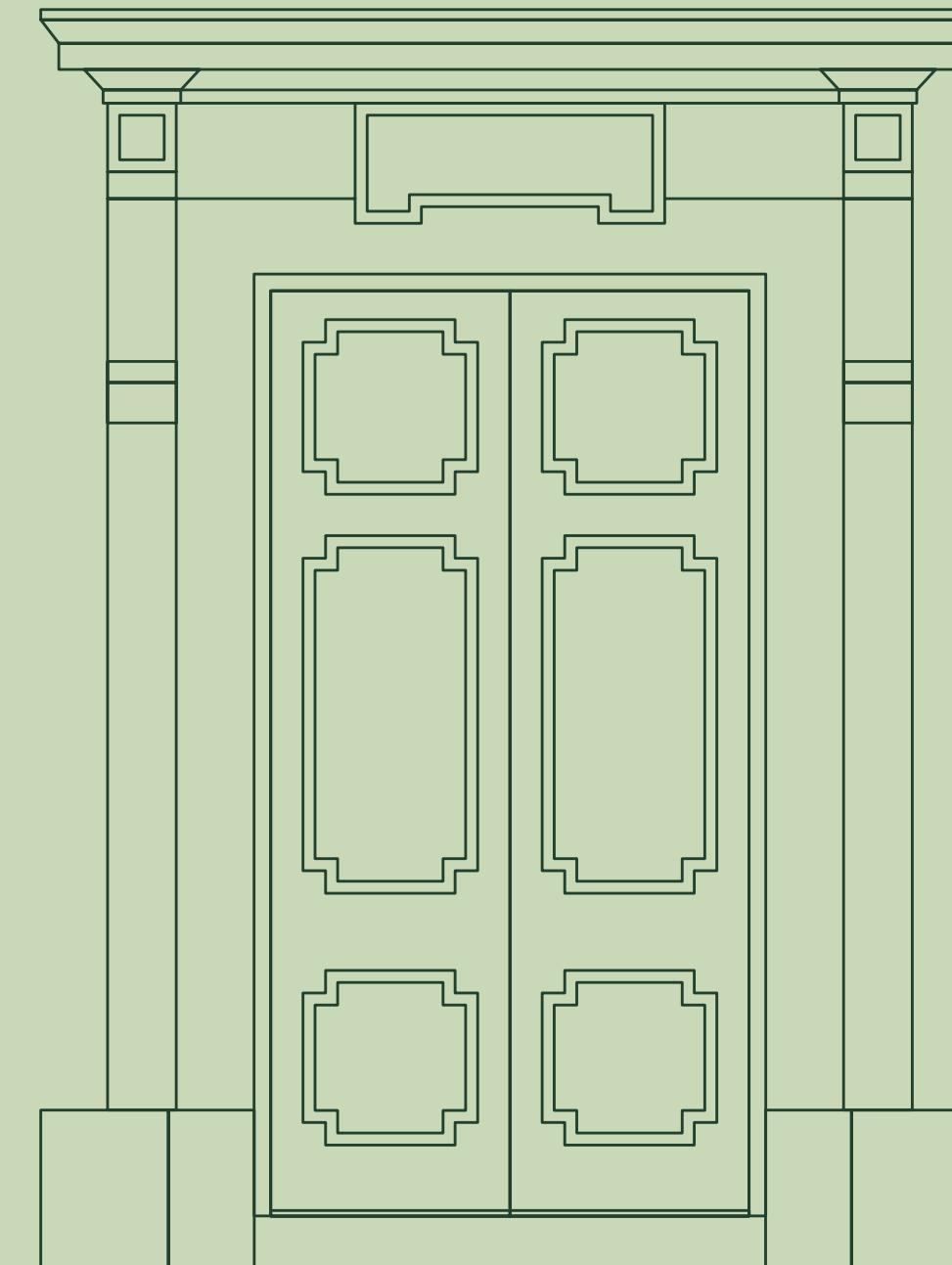
FLOOR PLANS





YOUR OWN FRONT DOOR
TO COVENT GARDEN

Boutique Unique



A unique opportunity to experience 10,979 sq ft of self contained office space in the desirable West End.

This Grade II listed building retains heritage features, restored as part of a fully refurbished offering.



A GRAND ENTRANCE

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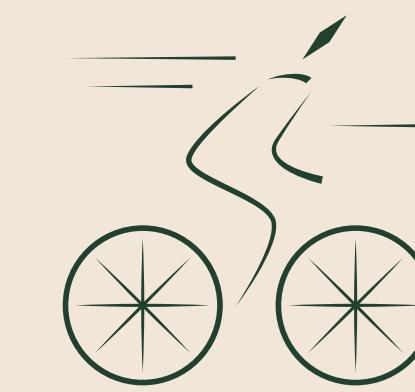
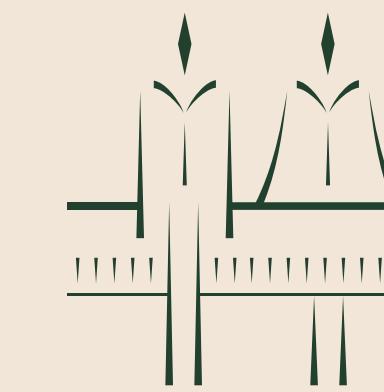
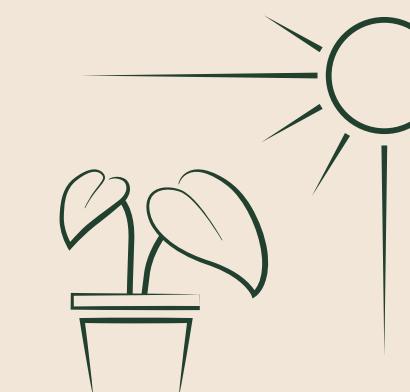
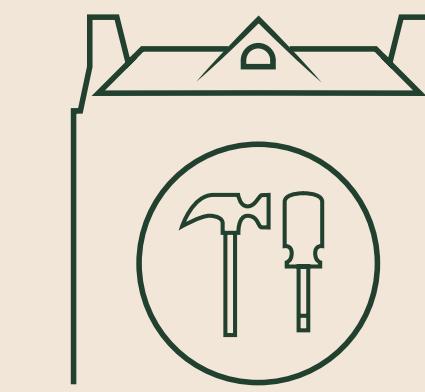
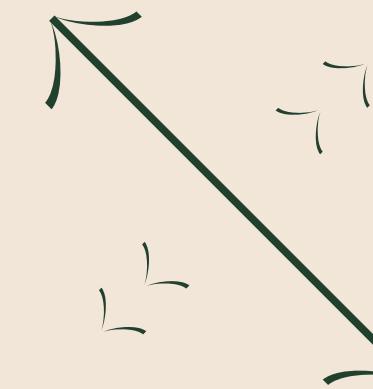
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Elegance Elevated



10,979 SQ FT

Self contained office space over four floors.

RESTORED

Carefully restored heritage features re-imagined as part of a modern office environment.

FACILITIES

Fully refurbished end of journey facilities including showers, lockers and changing rooms.

TERRACE

Outdoor space on fourth floor, a rarity in central London.

OCCUPANCY DENSITY

1:10

14 NEW CYCLE SPACES

Provided in double stack racks.



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Quality



7



Finish

Fully refurbished end of journey facilities including:

- 6 SHOWERS
- 14 LOCKERS
- 14 CYCLE SPACES



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Restored



Re-imagined



Retained heritage features re-imagined
as part of a modern office environment





Heritage features bring character and elegance to the spaces.





A PIECE OF HISTORY

History

PORTRAIT OF THE ARTIST, WILLIAM BLAKE
WHO APPRENTICED ON THE SITE

WHERE YOU CAN WRITE

Your story



RECEPTION

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FIRST FLOOR, CAT A

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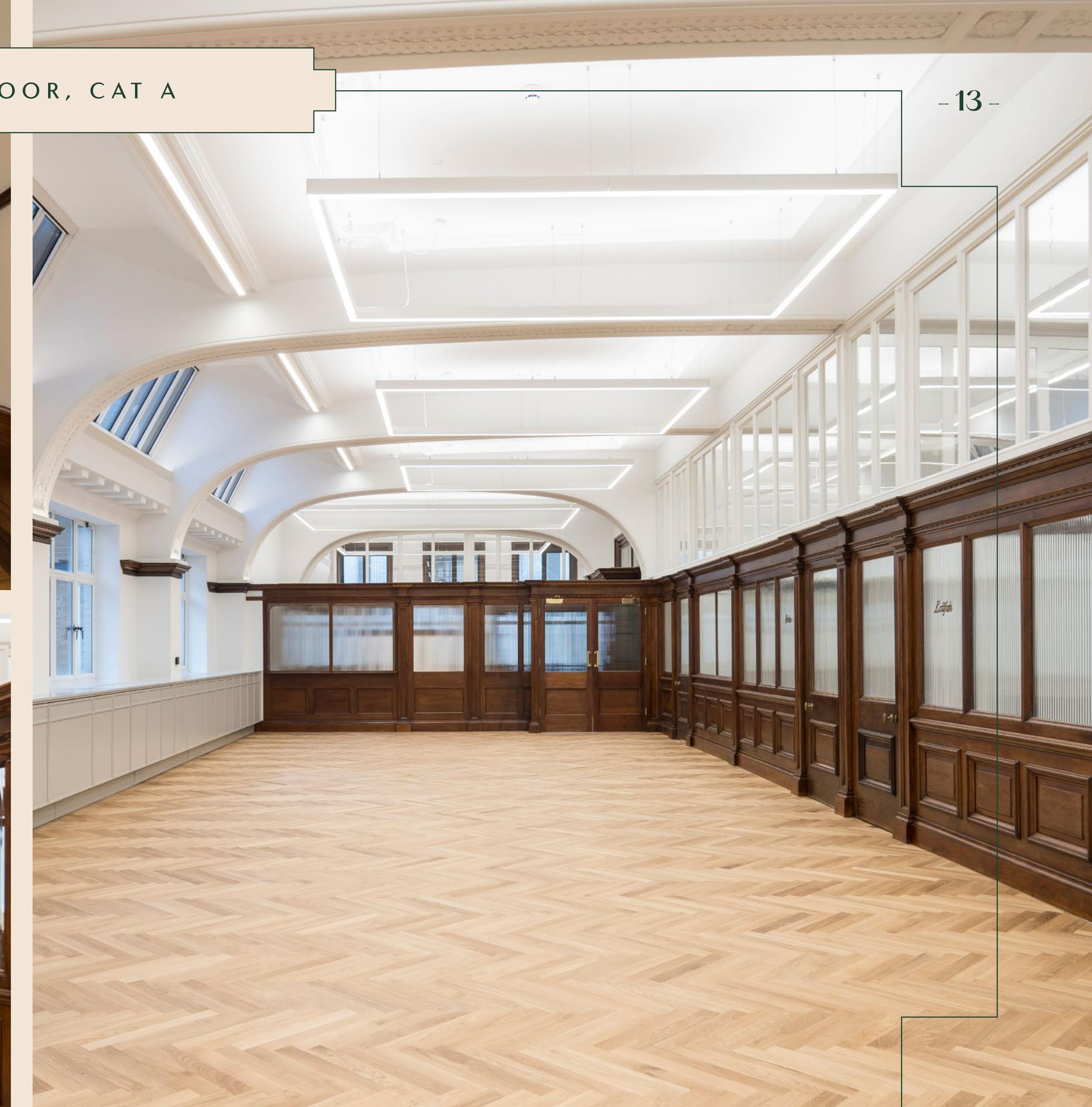
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FIRST FLOOR, FIT OUT

14

CGI, indicative only



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SECOND FLOOR, CAT A

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CGI, indicative only

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FOURTH FLOOR, CAT A

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FOURTH FLOOR TERRACE

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Iconic



VICTORIA EMBANKMENT GARDENS

Theatric

Surrounded by the eccentric vibrancy of Covent Garden and the West End.



NEAL'S YARD



COVENT GARDEN STATION



ALDWYCH THEATRE



COVENT GARDEN MARKET





Foodie



WATCHHOUSE CAFÉ



SEVEN DIALS MARKET



SEVEN DIALS MARKET



COVENT GARDEN PIAZZA



HAWKSMOOR



RULES



NEALS YARD DAIRY

Haven



AKATUKI RESTAURANT ON THE GROUND FLOOR

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Occupiers

- 1 Shiseido
- 2 Mishcon de Reya
- 3 Framestore
- 4 Publicis
- 5 Wasserman Media Group
- 6 CVC Capital Partners
- 7 Conde Nast
- 8 Bain & Co
- 9 The Economist
- 10 London School of Economics
- 11 Kings College London
- 12 Spotify
- 13 Soho Works
- 14 Verizon
- 15 Twitch
- 16 McKinsey
- 17 Rothesay
- 18 Blick Rothenberg
- 19 Fladgate
- 20 Ascential
- 21 Mitsubishi
- 22 Lulu Lemon
- 23 ECI Partners
- 24 Darktrace
- 25 Oregia

Food & beverage

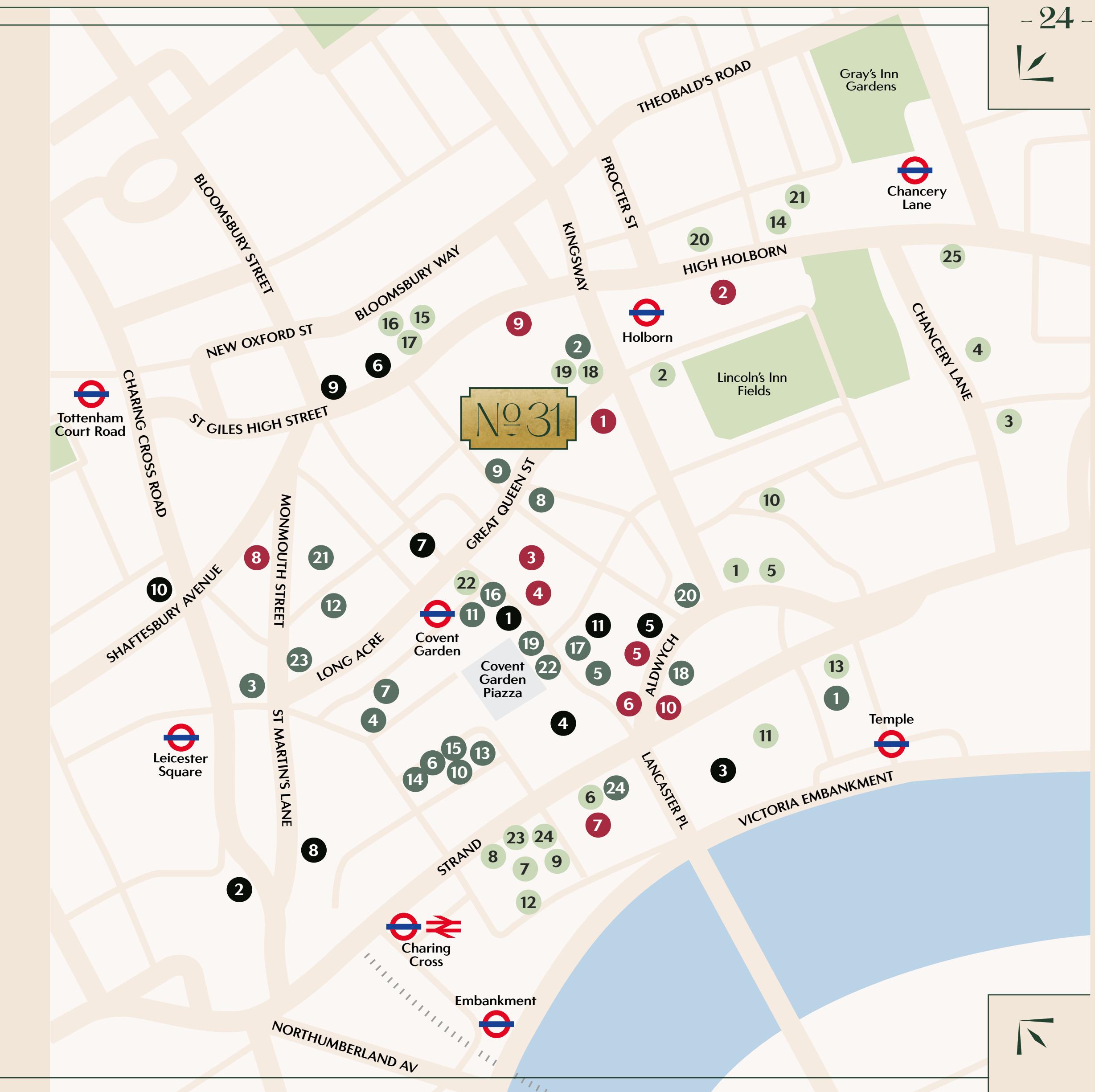
- 1 Toklas
- 2 The George
- 3 The Ivy
- 4 Clos Magglore
- 5 Cafe Murano
- 6 Ave Mario
- 7 Petersham Nurseries
- 8 Margot
- 9 The Black Penny
- 10 Rules
- 11 Gaucho
- 12 Hawksmoor
- 13 Franco Manca
- 14 Flat Iron
- 15 Sticks'n'Sushi
- 16 Barrafina
- 17 Opera Tavern
- 18 Radio Rooftop Bar
- 19 Sushi Samba
- 20 The Delauney
- 21 St. John Bakery
- 22 Balthazar
- 23 Dishoom
- 24 Savoy Grill / Simpsons

Hotels

- 1 Middle Eight
- 2 Rosewood London
- 3 The Fielding
- 4 NoMad London
- 5 The Waldorf
- 6 One Aldwych
- 7 The Savoy
- 8 Covent Garden Hotel
- 9 The Hoxton Holborn
- 10 ME London

Attractions/fitness

- 1 Royal Opera House
- 2 National Portrait Gallery
- 3 Somerset House
- 4 London Transport Museum
- 5 Aldwych Theatre
- 6 1Rebel
- 7 Nuffield Health
- 8 London Coliseum Theatre
- 9 Shaftesbury Avenue Theatre
- 10 Palace Theatre
- 11 Theatre Royal

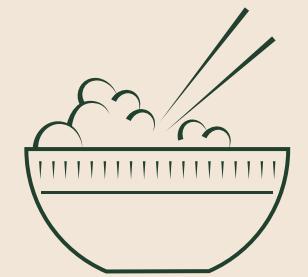




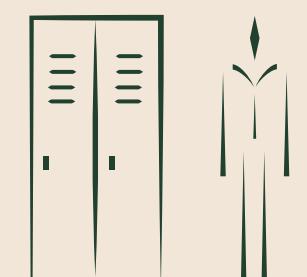
Optimal convenience

31 Great Queen Street is situated conveniently between Holborn and Covent Garden stations for the Central and Piccadilly lines. Whilst also benefiting from the Elizabeth Line linking to Heathrow in only 30 minutes.



**RESTAURANT**

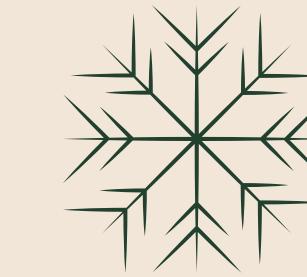
Newly refurbished Japanese restaurant, Akatuki below.

**14 LOCKERS**

As part of the fully refurbished end of journey facilities.

**14 CYCLE SPACES**

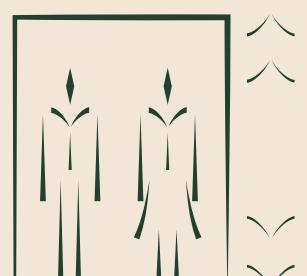
Provided in double stack racks.

**VRF SYSTEM**

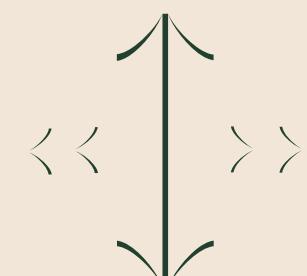
New VRF system – M&E

**LISTED BUILDING**

Grade 2 listed building

**LIFT**

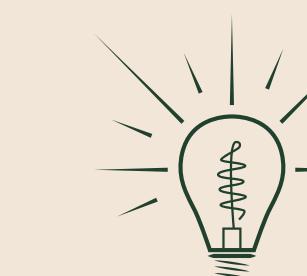
6 person lift access

**2.8 M+**

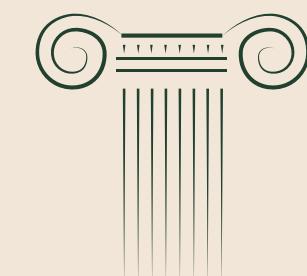
Ceiling height

**PARQUET FLOORING**

Original parquet flooring.

**LED**

Suspended LED lighting.

**PERIOD FEATURES**

Retained period features.



Schedule of areas



	Office space	Terrace		
	Sq ft	Sq m	Sq ft	Sq m
Fourth	761	71	283	26
Third	2,464	229		
Second	2,774	258		
First	4,679	435		
Reception	301	28		
Total	10,979	1,020	283	26





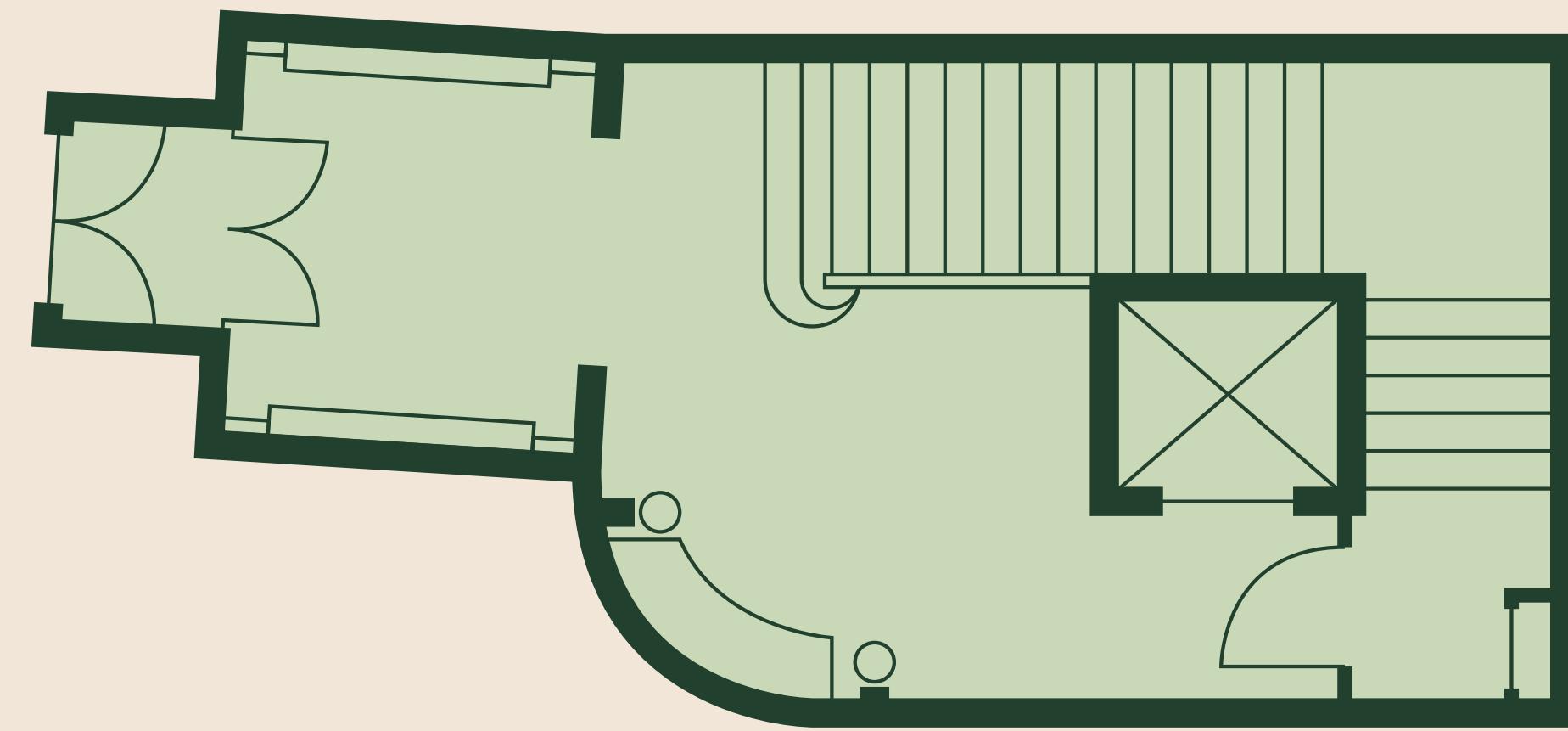
Reception

301 sq ft
28 sq m

KEY

Core

GREAT QUEEN STREET



PARKER STREET

Not to scale.
Indicative only.



First Floor

4,679 sq ft
435 sq m

INCLUDING MEZZANINE
499 SQ FT (46 SQ M)

KEY

- Core
- Office
- WCs

GREAT QUEEN STREET



Not to scale.
Indicative only.





Second Floor

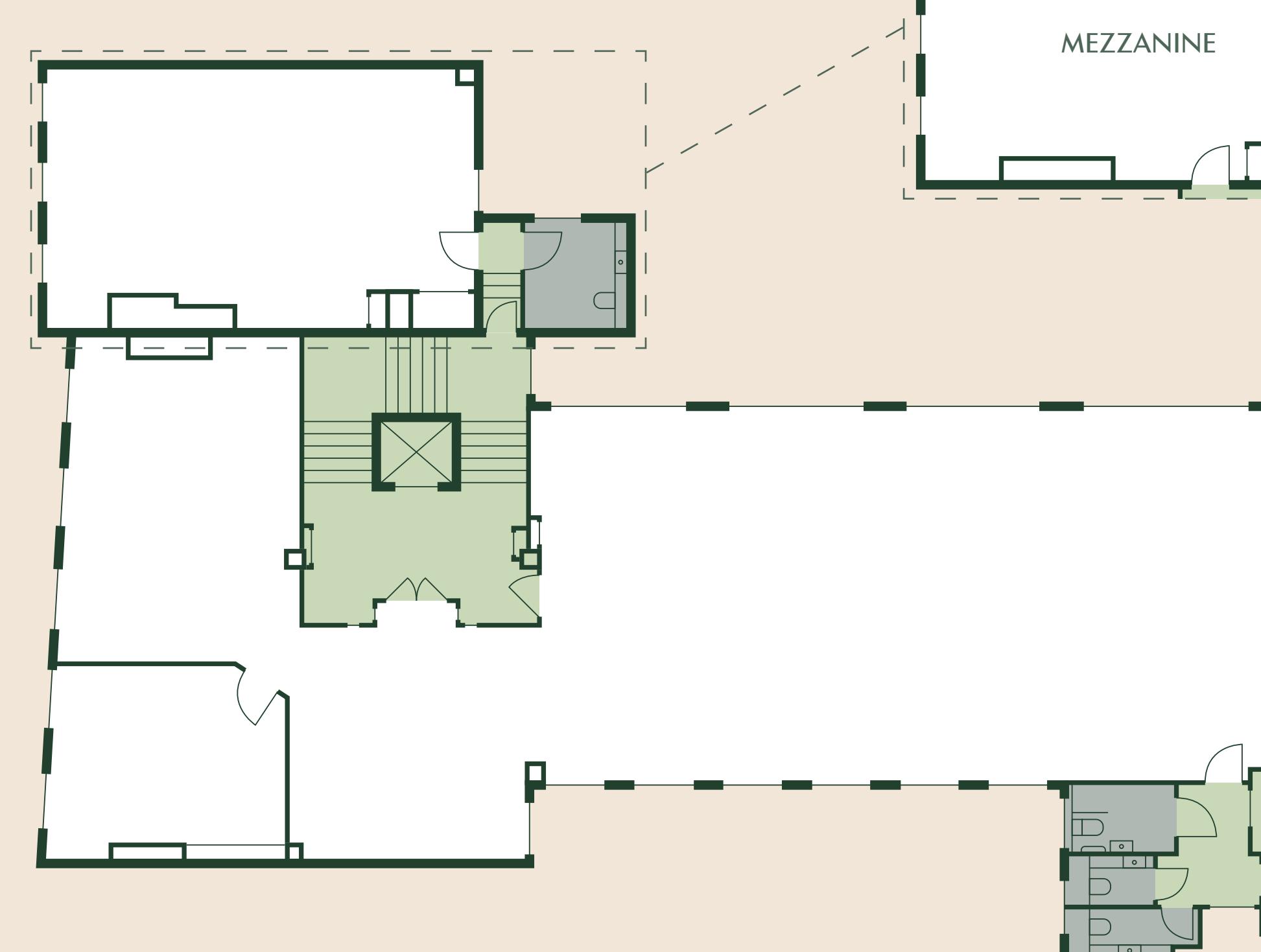
2,774 sq ft
258 sq m

INCLUDING MEZZANINE
491 SQ FT (46 SQ M)

KEY

- Core
- Office
- WCs

GREAT QUEEN STREET



PARKER STREET

Not to scale.
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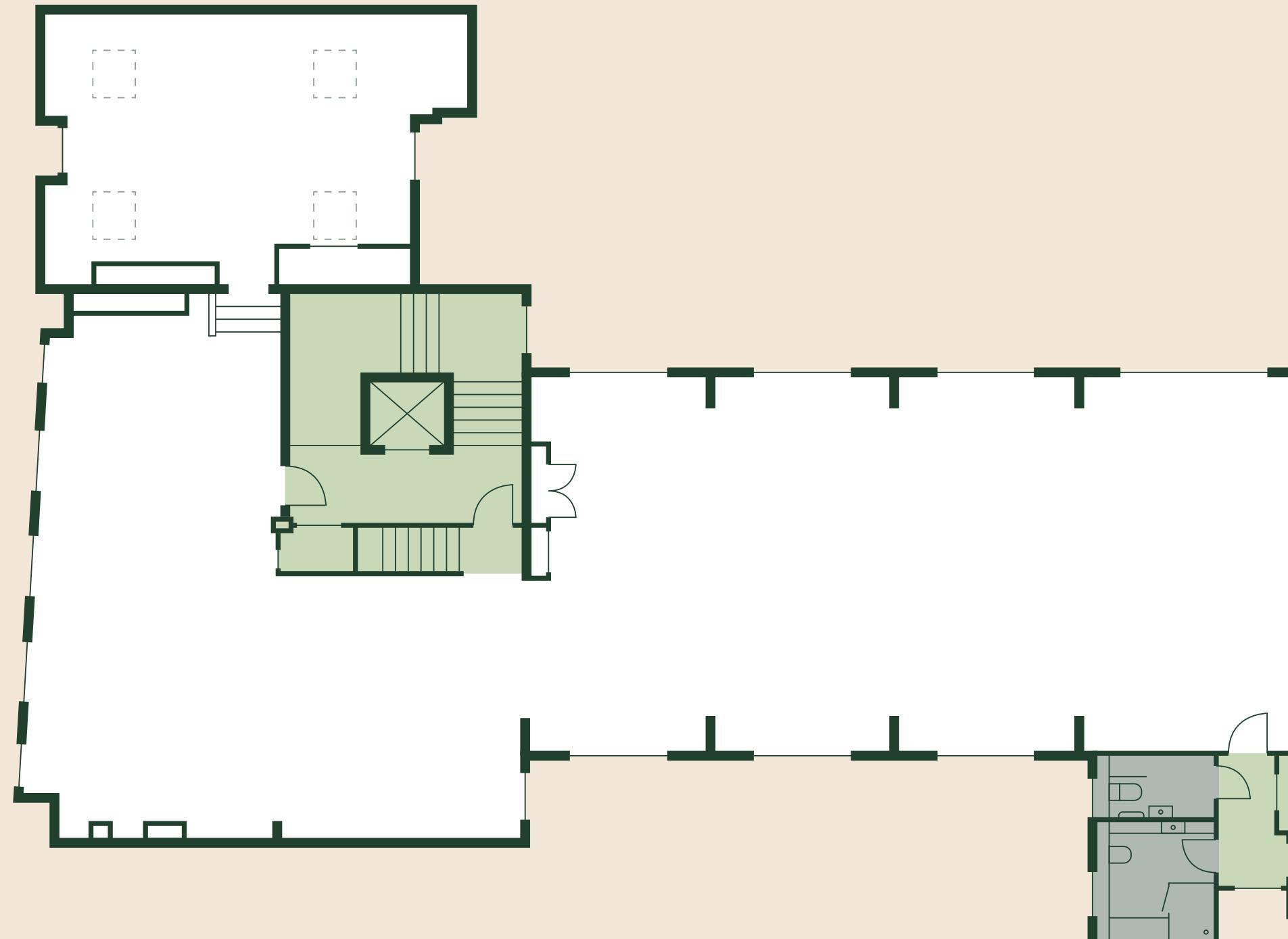
Third Floor

2,464 sq ft
229 sq m

KEY

- Core
- Office
- WCs

GREAT QUEEN STREET



Not to scale.
Indicative only.





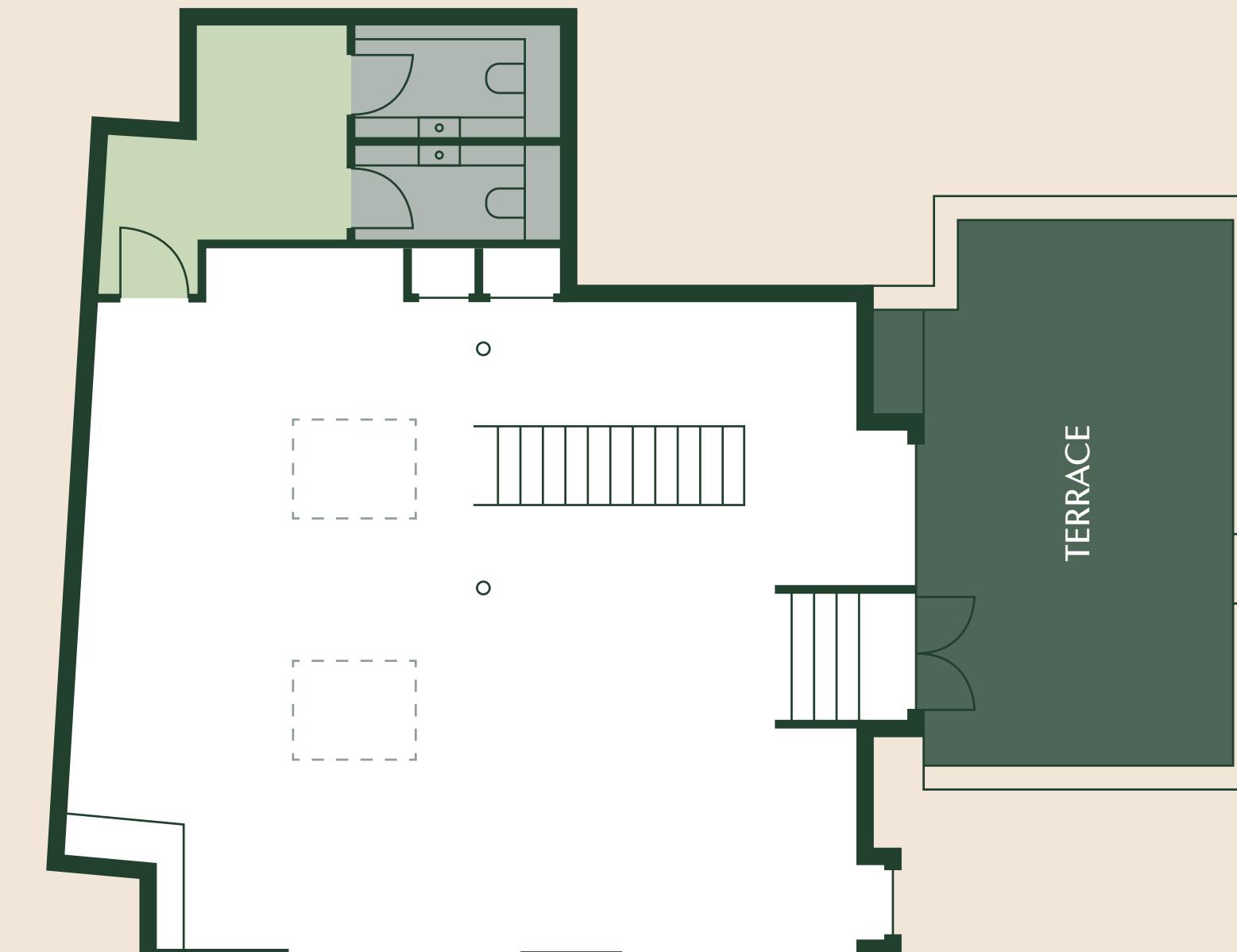
Fourth Floor

761 sq ft
71 sq m

KEY

- Core
- Office
- WCs
- Terrace

GREAT QUEEN STREET



Not to scale.
Indicative only.





INTERESTED?

BOOK IN A VIEWING WITH
ONE OF OUR AGENTS



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