

**WILTSHIRE
DANIELS**

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PROPERTY SINCE 1985



TO LET
DISCREET CHARACTER PREMISES LOCATED
BEHIND 23 GREAT QUEEN STREET WC2



23A GREAT QUEEN STREET, WC2

1,044 sq ft/96.99 sq m

Class E use

LOCATION

Nestled on the vibrant Great Queen Street, this self-contained rear building is accessed via a passage from the front building. On the north side of Great Queen Street, opposite the Connaught Rooms and mid-way between Kingsway and Drury Lane. Holborn Station is a few minutes' walk away and both Tottenham Court Road and Covent Garden stations are within easy walking distance.

The local area provides an excellent selection of bars, cafes, restaurants and shops.

ACCOMMODATION

This space offers a unique layout with a number of charming features including a half moon window on the top floor and a balcony overlooking the lightwell. The premises are fitted with meeting rooms and comprise the following approximate floor areas:

Ground	350 sq ft	32.52 sq m
1 st	276 sq ft	25.64 sq m
2 nd	179 sq ft	16.63 sq m
3 rd	239 sq ft	22.20 sq m
Total	1,044 sq ft	96.99 sq m

AMENITIES

The property benefits from the following amenities:

- * Self-contained building
- * Own Entrance
- * Fitted With Meeting Rooms
- * Busy Covent Garden Location
- * Outside Space
- * Air-Conditioning (not tested)
- * Half Moon Window
- * Wood Flooring
- * Gas Central Heating

USE

Class E – Suitable for offices, medical, showroom, education.

LEASE

New lease on terms by arrangement

RENT

£35,000.00 per annum

RATES

£23,527.85 per annum
Interested parties should make their own enquiries.

SERVICE CHARGE

£5,000.00 per annum

LEGAL COSTS

Each party to be responsible for their own legal costs.

VIEWING

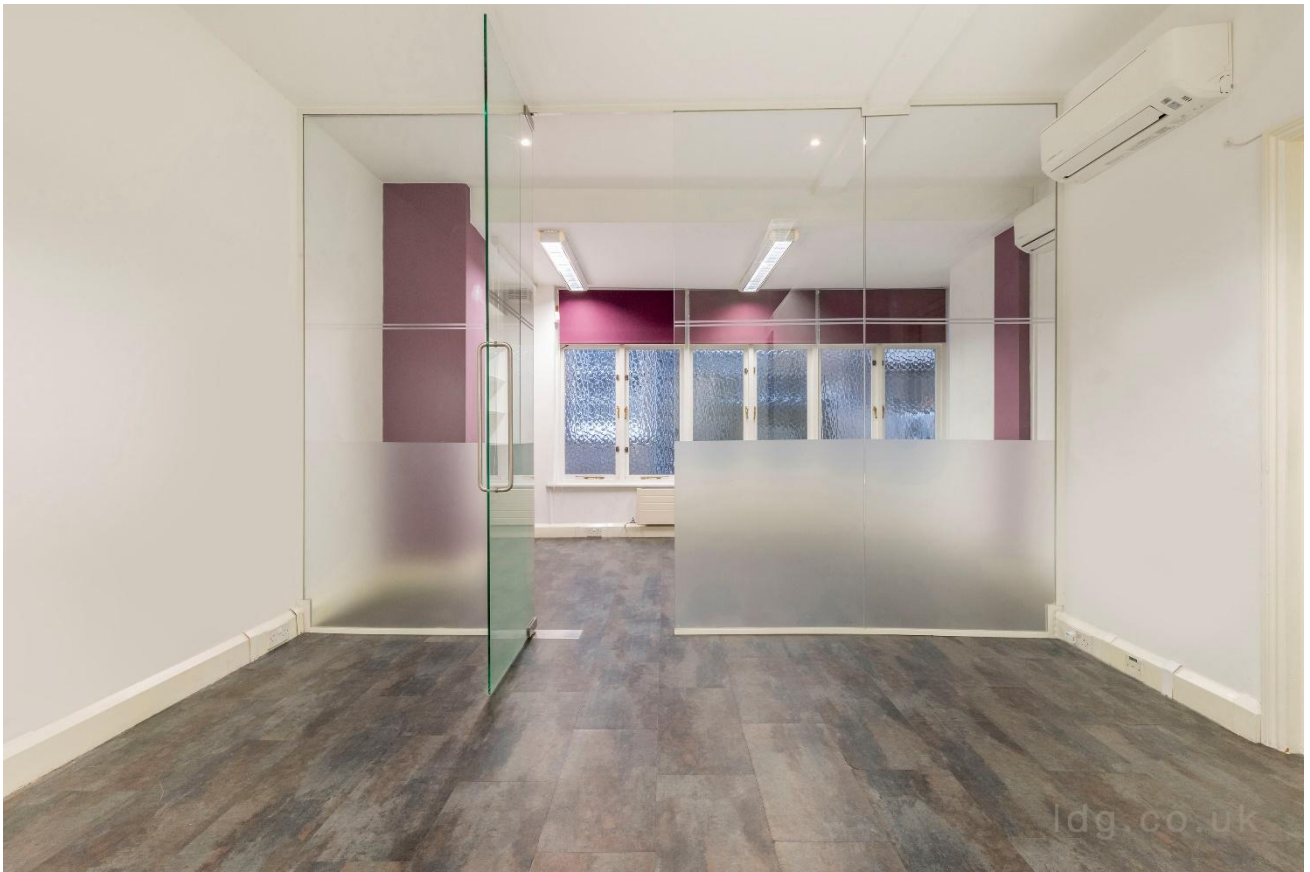
By appointment through joint sole agents

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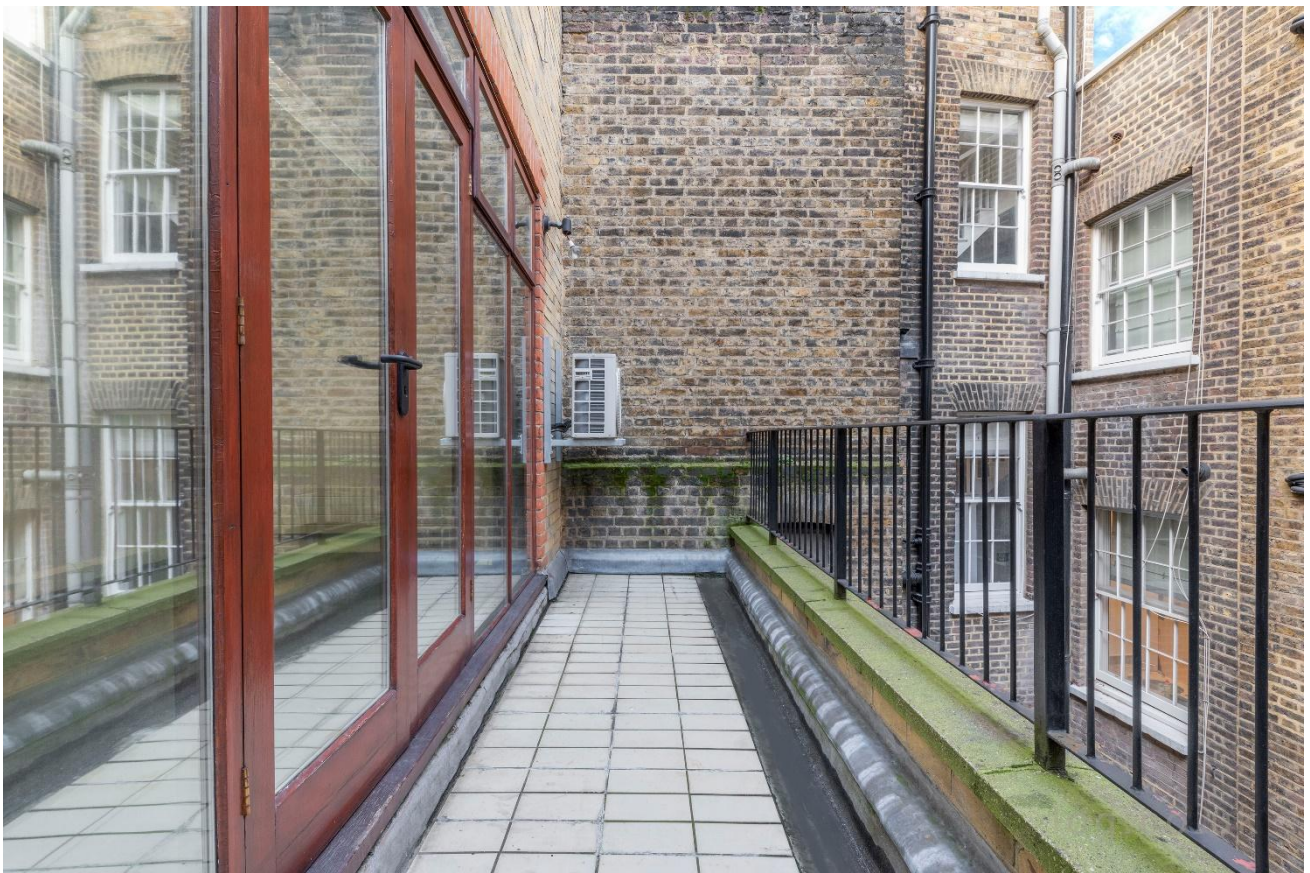


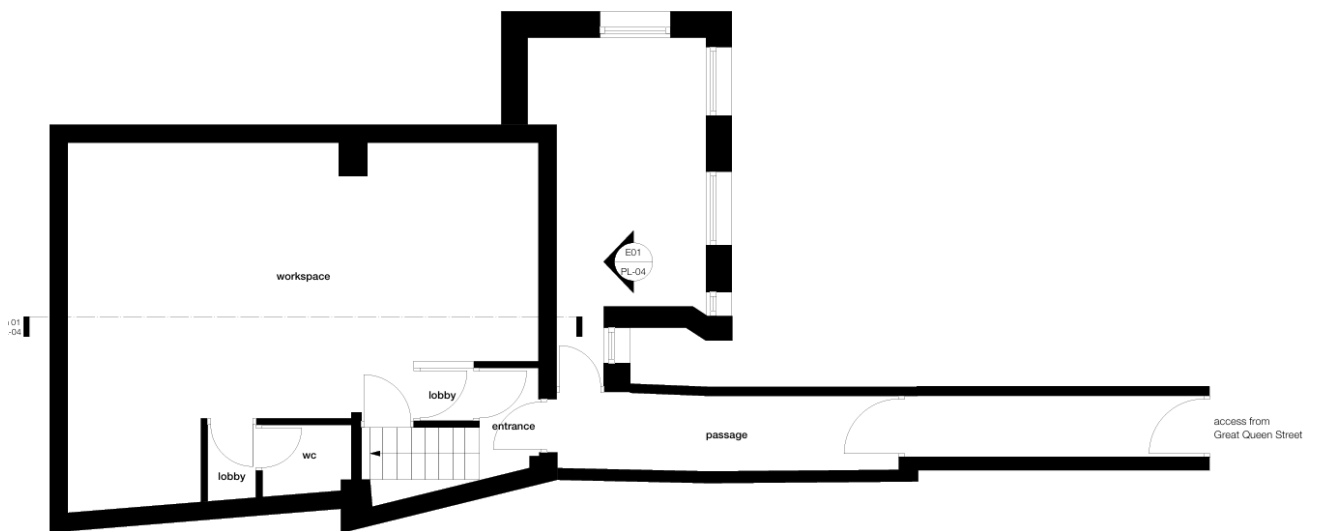




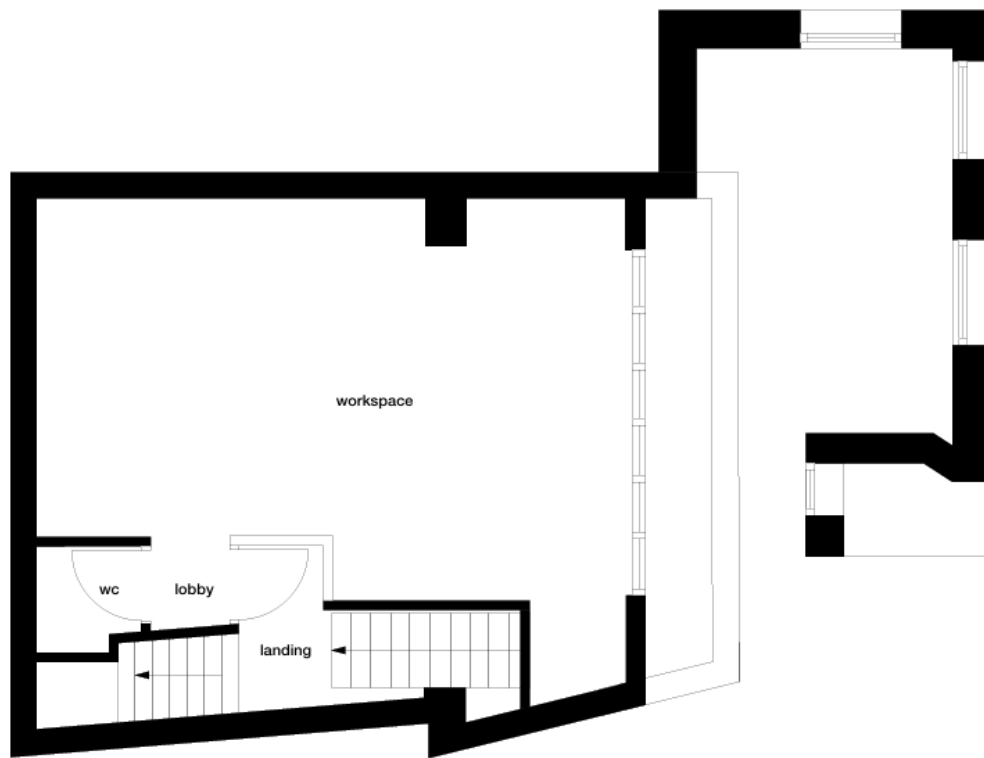




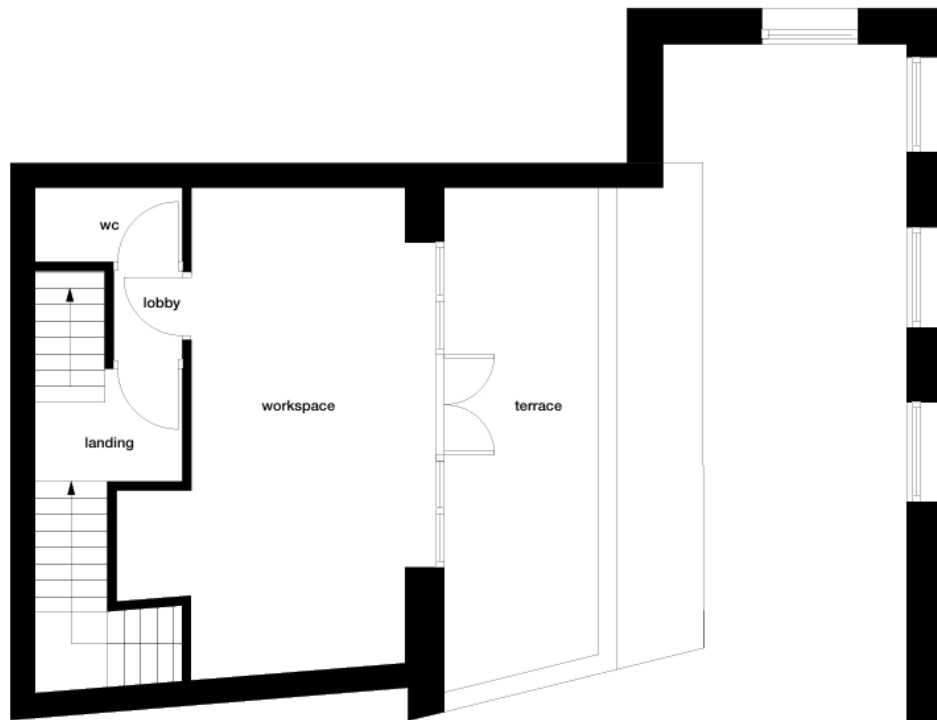




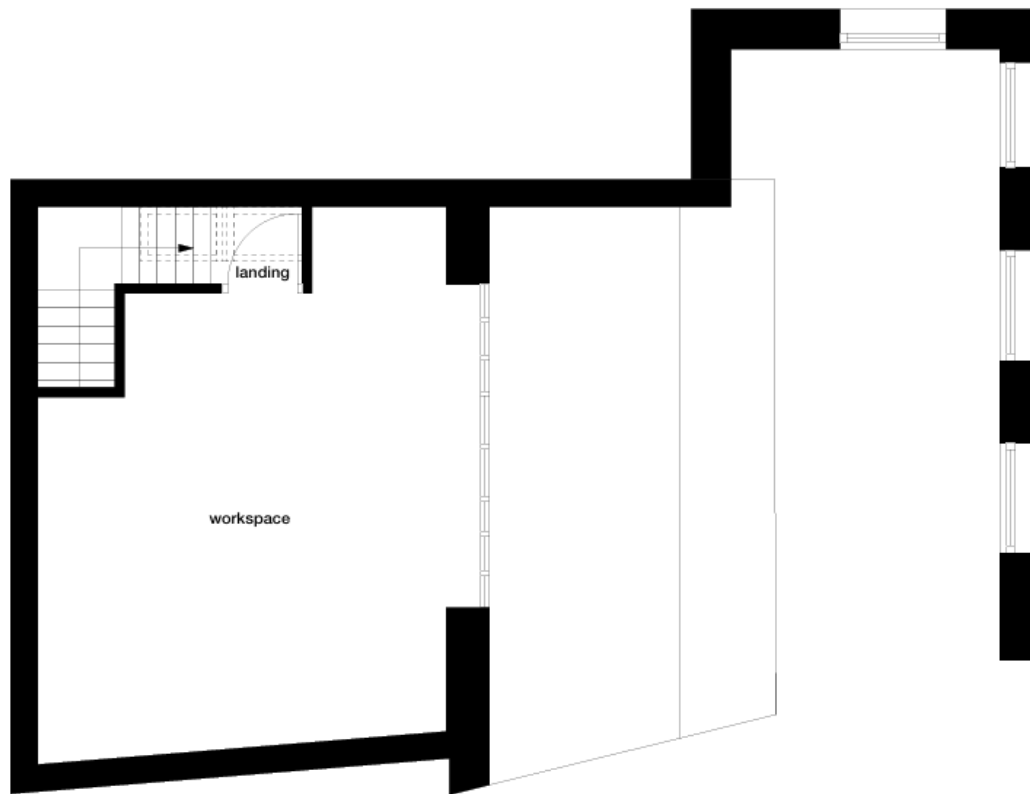
Ground floor Plan



First Floor Plan



Second Floor Plan



Third Floor Plan