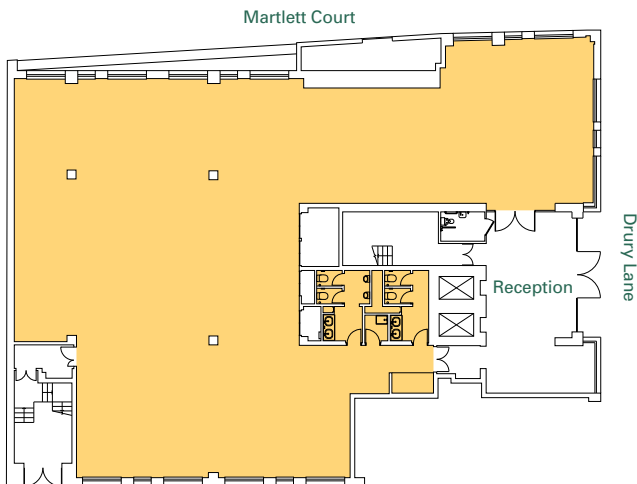




## 4,687 SQ FT OF NEWLY REFURBISHED OFFICE SPACE SET IN THE BLOOMING HEART OF THE WEST END

55 Drury Lane offers uniquely spacious and light-filled accommodation on the ground floor with direct access to reception



### SPECIFICATION

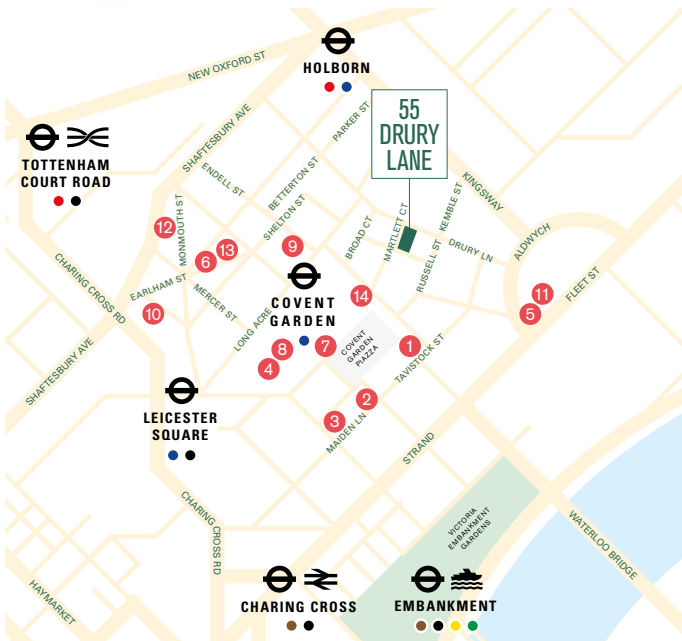
- Fully accessible metal tile raised floor (120mm void)
- 3.6m floor-to-ceiling height
- Raft ceiling with recessed LED lighting and daylight dimming
- New VAV air conditioning system
- Newly refurbished washrooms including separate cleaner/storage room
- Manned reception
- Extensive windows offering excellent natural light





## LOCAL AREA

With Covent Garden just steps away, 55 Drury Lane boasts an exceptional and diverse choice of amenities ripe for the picking. Enjoy a morning coffee from Covent Garden Grind, a spot of shopping in the piazza over lunch followed by evening drinks at The Escapologist and contemporary fine dining at Frenchie. And with excellent connections close by, this is a location made for the best of work and play.



### Local Amenities

- 1 Milk Train
- 2 Covent Garden Grind
- 3 Frenchie
- 4 The Petersham Restaurant
- 5 Radio Rooftop Bar
- 6 The Escapologist
- 7 Apple
- 8 Paul Smith
- 9 Nuffield Health
- 10 Another\_Space
- 11 ME London
- 12 Covent Garden Hotel
- 13 Donmar Warehouse
- 14 Royal Opera House

### Walking times

- Covent Garden ● 3 mins
- Holborn ●● 6 mins
- Leicester ●●● 7 mins

### Travel times

- King's Cross St. Pancras ● 4 mins
- Bank ● 6 mins
- Waterloo ●● 7 mins



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