

SWITCHED ON OFFICES
3,858 – 7,991 SQ FT TO LET

FAST FITTED AND FULLY FURNISHED

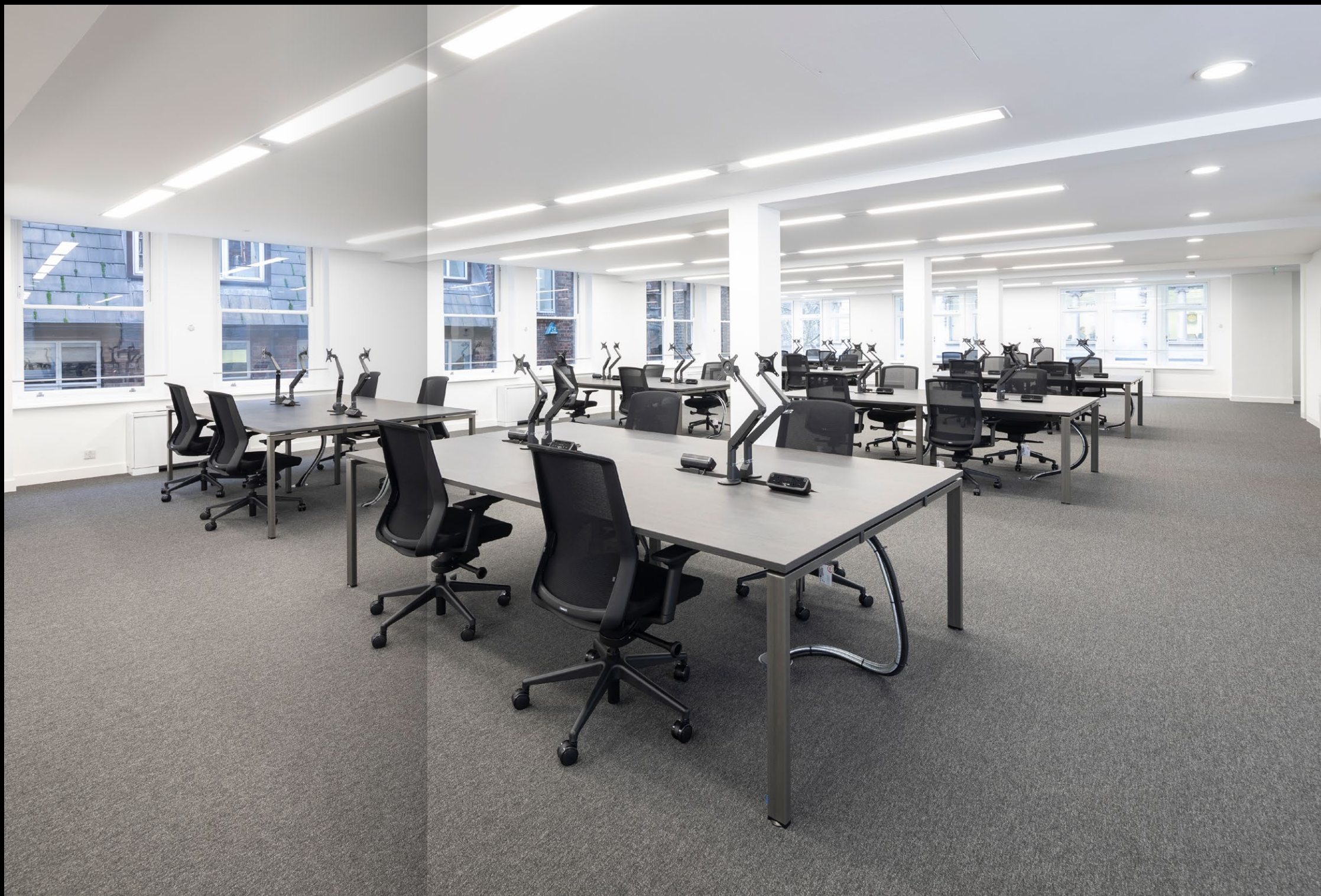


3 x meeting rooms

53 Parker Street now offers a fully-fitted Plug and Play offering. The 2nd floor benefits from a design-led, creative fit-out including fibre, open-plan kitchen, breakfast bar, 3 x meeting rooms, fully cabled desks, break out work bench and soft seating.

The 1st floor is currently offered as CAT A but a fully-fitted solution is available upon request.

Occupiers will also benefit from a refurbished entrance, lift and shower on each floor.



2nd floor - plug and play office space

PLUG AND PLAY



2nd floor – open-plan kitchen and breakfast bar



2nd floor – design-led, creative fit-out

- Fibre Backbone connect providing 1GB of fibre broadband to each floor
- Open-plan kitchen
- Breakfast bar
- 3 x meeting rooms
- Fully cabled desks
- Break out work bench
- Soft seating
- Ready-to-go with 36 desks



2nd floor – plug and play office space

2nd floor – break out area



The office accommodation benefits from the following areas:

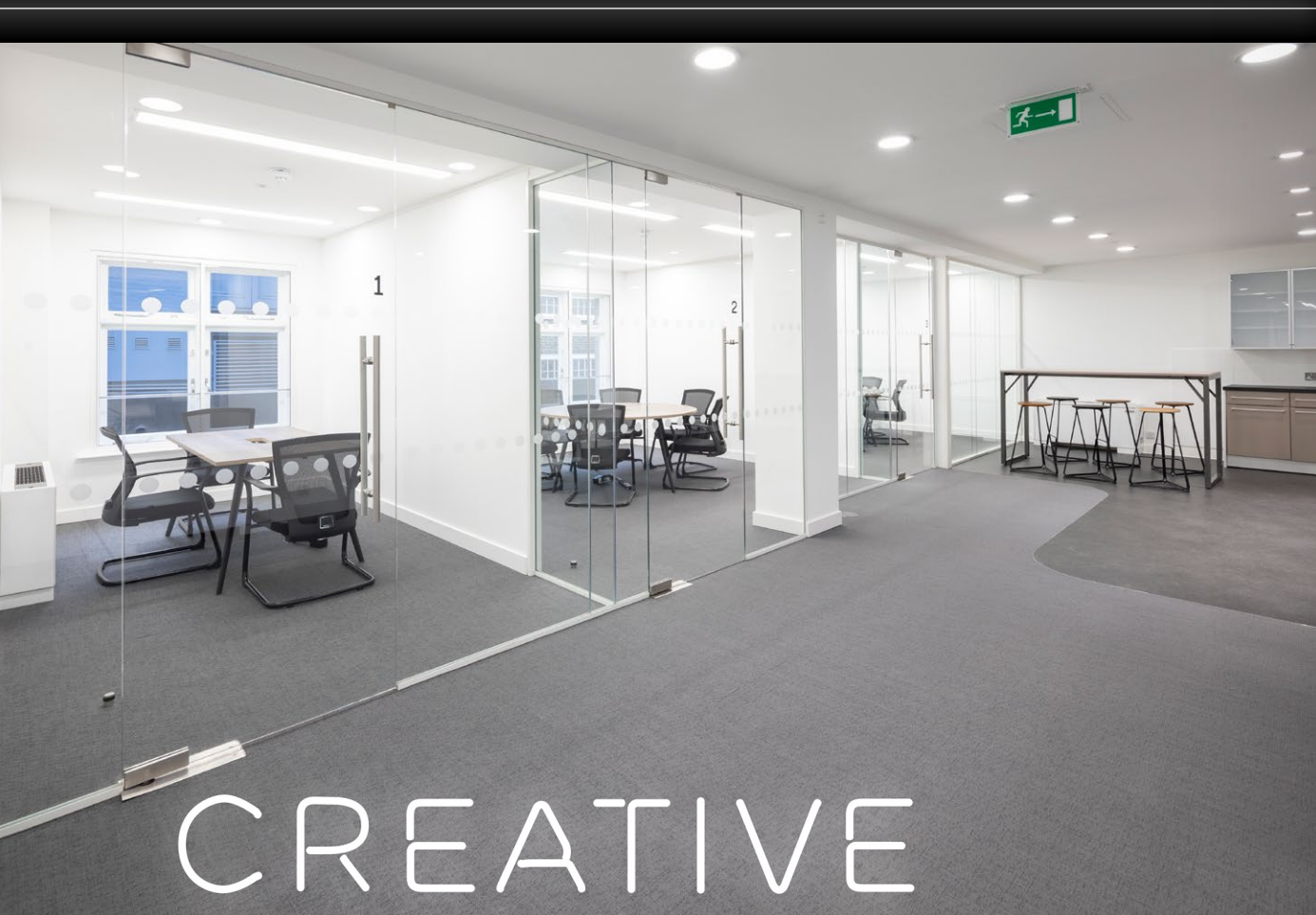
| Floor | sq ft | sq m |
|------------------------|--------------|------------|
| 6th | 228 | 21 |
| 2nd | 3,858 | 358 |
| 1st | 3,905 | 363 |
| Total Available | 7,991 | 742 |



2nd floor - 6-person meeting room



1st floor office



CREATIVE
FIT-OUT

Clear Plan

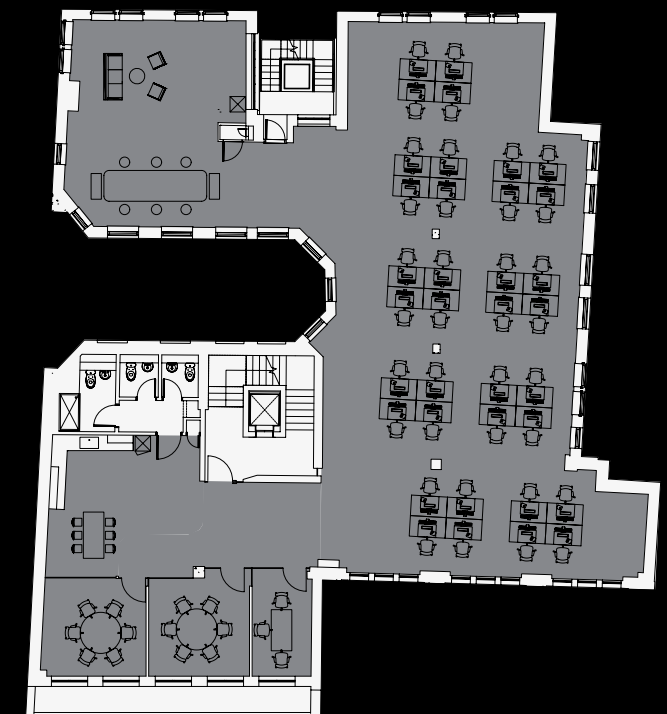
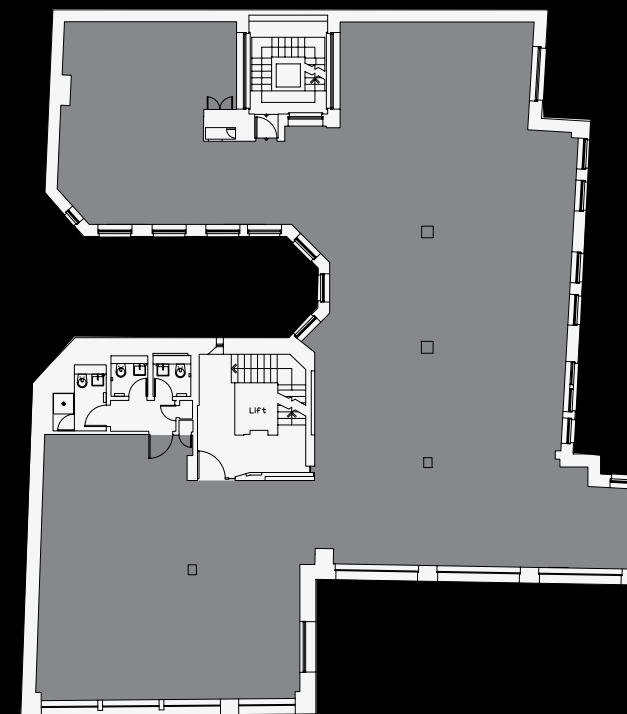
1st floor – 3,905 sq ft / 363 sq m

1

Space Plan

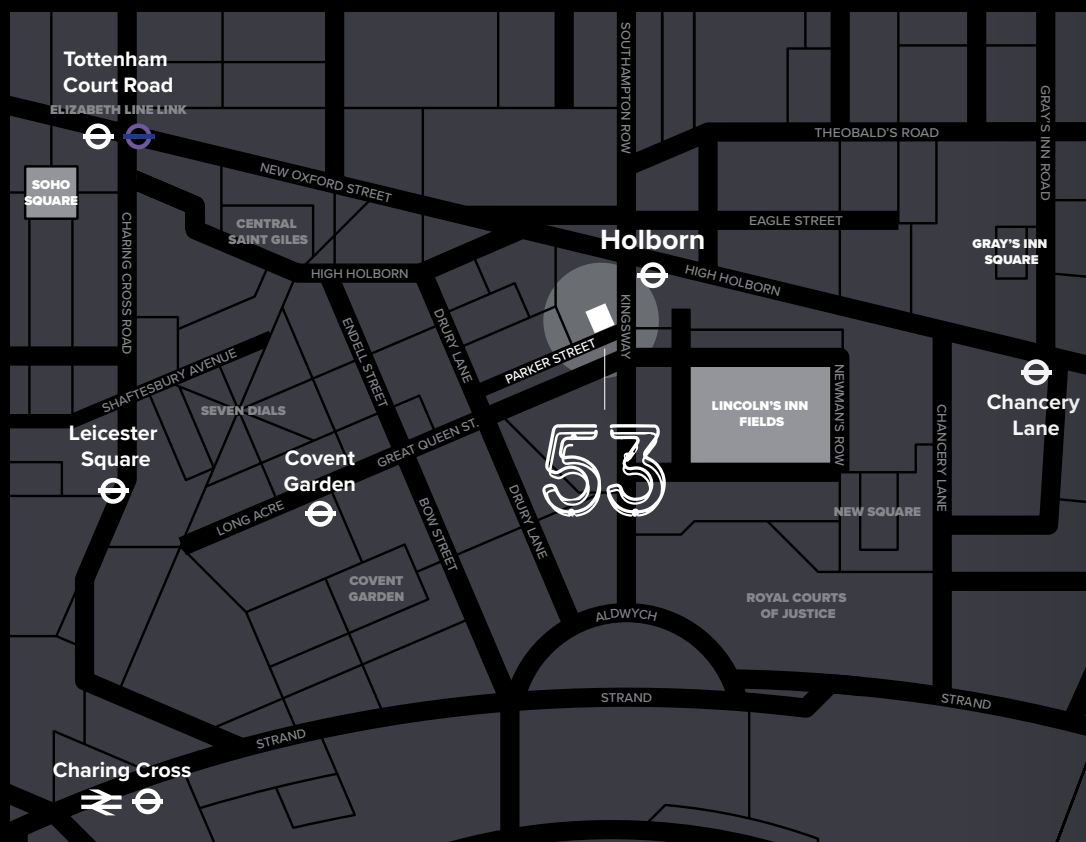
2nd floor – 3,858 sq ft / 358 sq m

2



Parker Street

Floor plans not to scale, indicative only



Not to scale, indicative only

53 Parker Street is conveniently located in the north east corner of Covent Garden. It is well served by the excellent transport facilities of Holborn (Central & Piccadilly lines) and Covent Garden (Piccadilly line) tube stations linking the City and West End. It also benefits from the various bus routes that run along New Oxford Street/High Holborn and Kingsway.

The location is further served by a wide variety of restaurants, bars, hotels and retailers.



Key Walk Times

Holborn Station

Covent Garden

Tottenham Court Road

1

Minute

5

Minutes

10

Minutes



Terms

Terms upon application.

EPC

The building has a rating of C-75.

Viewings

For further information please contact the joint sole letting agents:



Harry Tentori

020 3257 6395

harry.tentori@cbre.com

Simon Lee

020 7420 3067

simon.lee@cbre.com



Hannah Buxton

020 7075 2858

hbuxton@savills.com

Andrew Wedderspoon

020 7409 8706

awedderspoon@savills.com

Savills nor CBRE, their clients and any joint agents give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. February 2019.

53 PARKERS STREET.COM