



# DRURY WORKS

Covent Garden, WC2

Redevelopment complete Q4 2025





**A new and highly  
sustainable office building  
in vibrant Covent Garden**



DRURY WORKS

4-6 PARKER STREET, LONDON

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# Crafted for businesses ready to scale up and succeed

Drury Works provides  
680 - 11,180 sq ft of modern  
Grade A office accommodation.

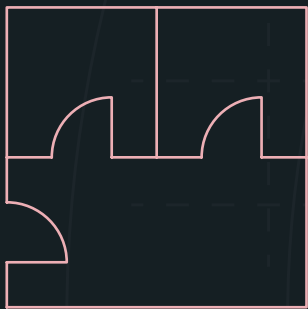




**The building has  
a full time receptionist**



# Specification



**OCCUPANCY**  
General – 1:8m<sup>2</sup>



**FLOOR HEIGHTS**  
Office areas:  
2290mm – 2350mm



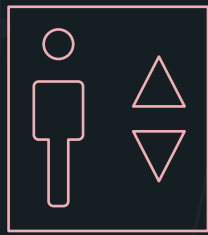
**FULL ACCESS RAISED FLOOR**  
Floor zone – 70-110mm:  
Including tile



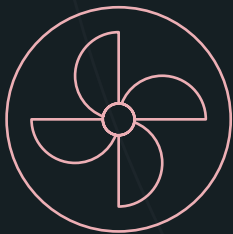
**CONNECTIVITY**  
10GB Backbone Connect fibre  
cable installed throughout the  
building ready for tenants to  
utilise immediately



**LOCKERS**  
24 secure lockers



**PASSENGER LIFT**  
1 x 10 person lift



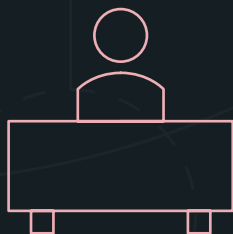
**AC SYSTEM**  
3-pipe energy efficient  
VRF fan coil units



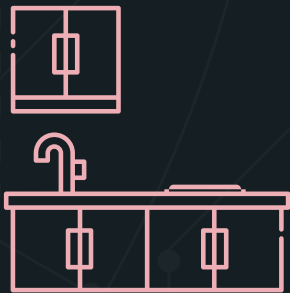
**SHOWER / CHANGING CUBICLES**  
3 x showers and  
changing booths



**DRYING ROOM**  
Dedicated drying room  
for all tenants to use



**RECEPTIONIST**  
Fulltime receptionist



**KITCHENETTES**  
Fully integrated  
kitchenettes on every floor



**CYCLE STORAGE**  
23 secure cycle spaces

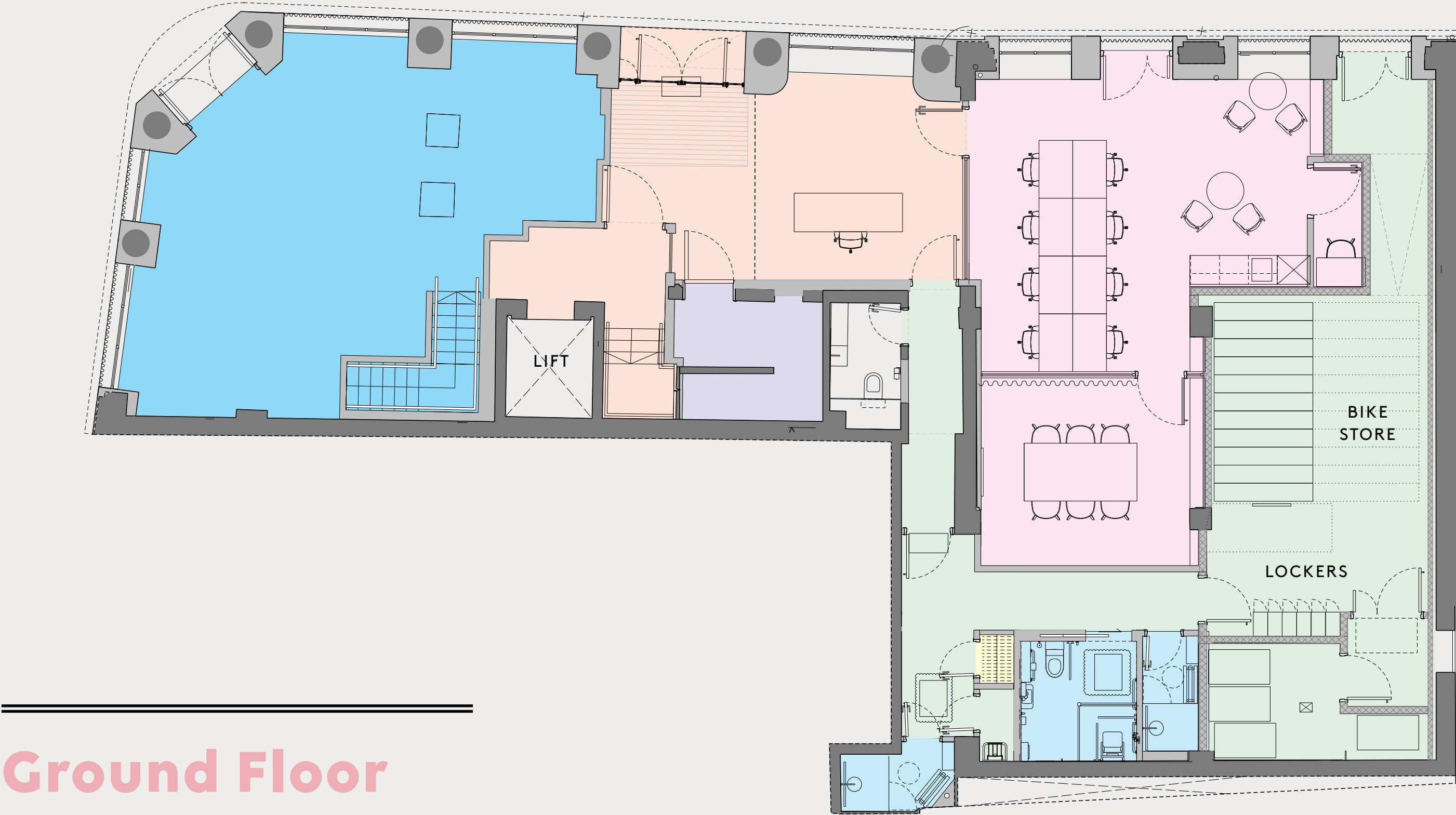






# Area Schedule

DEMISE	AVAILABILITY	NIA (SQ FT)
5TH FLOOR	Available	1,808
4TH FLOOR	Available	2,012
3RD FLOOR	Available	2,055
2ND FLOOR	Available	2,055
1ST FLOOR	McAleer & Rushe / MRP	2,583
GROUND FLOOR	McAleer & Rushe / MRP	667
TOTAL		11,180

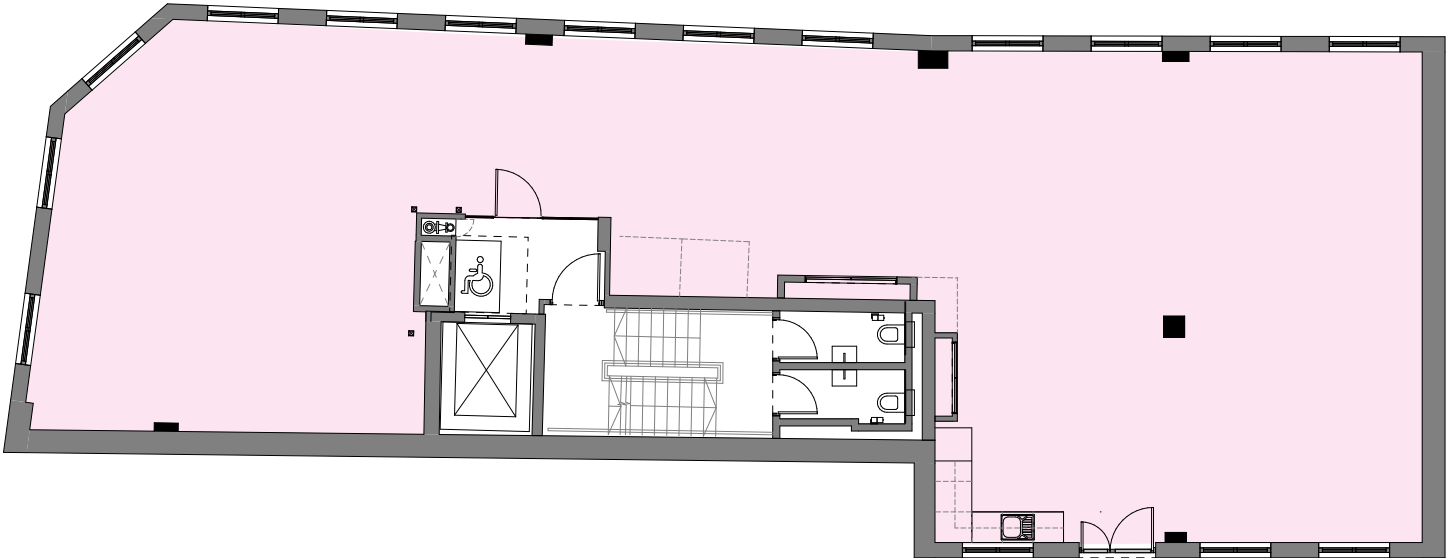




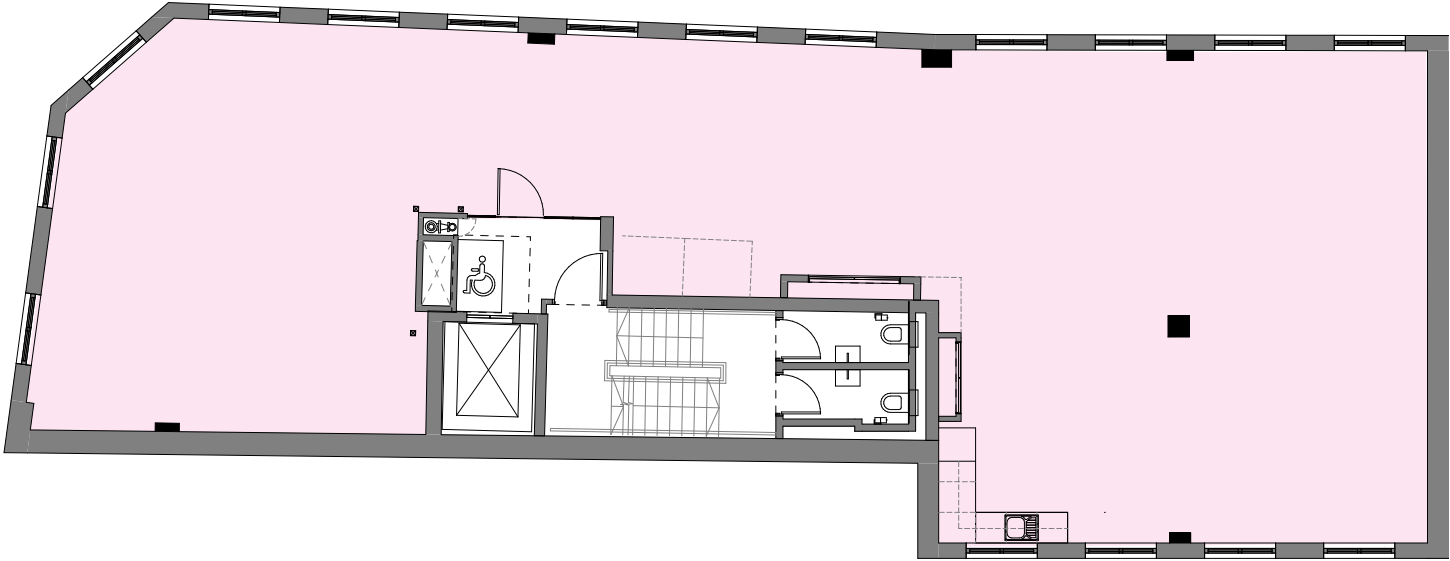
# Floor Plans

NOT TO SCALE.  
INDICATIVE ONLY.

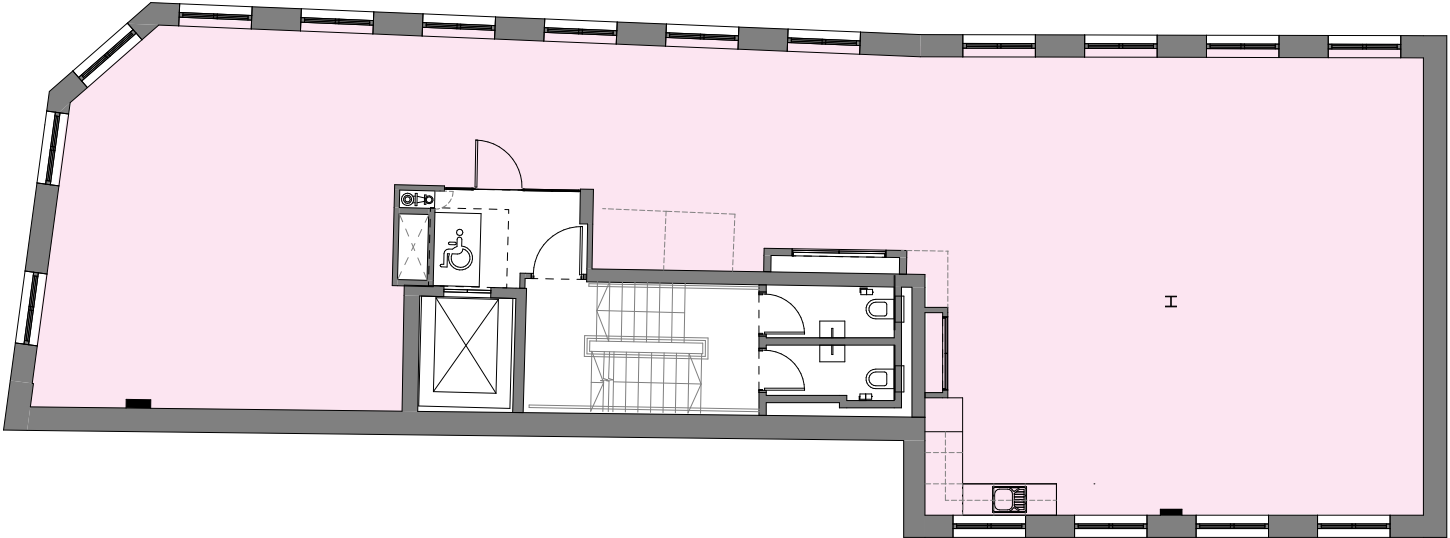
SECOND FLOOR



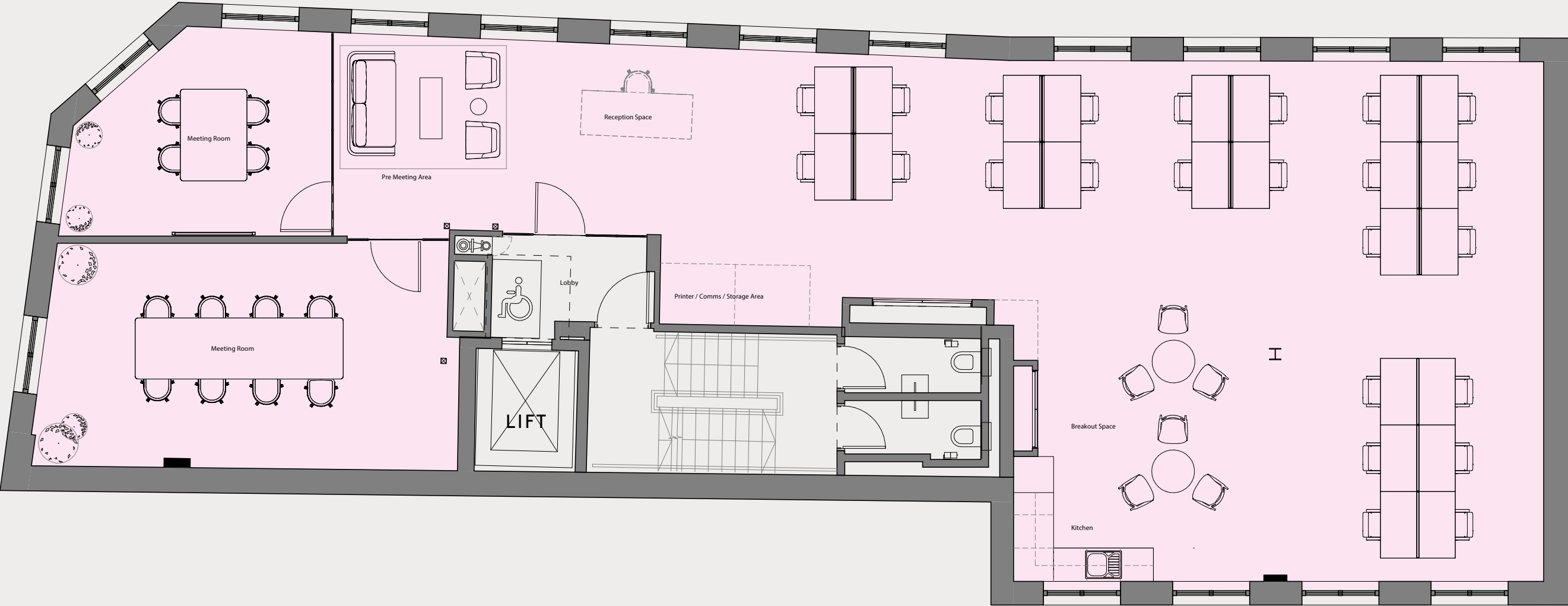
THIRD FLOOR



FIFTH FLOOR







# Fourth Floor

CAT B

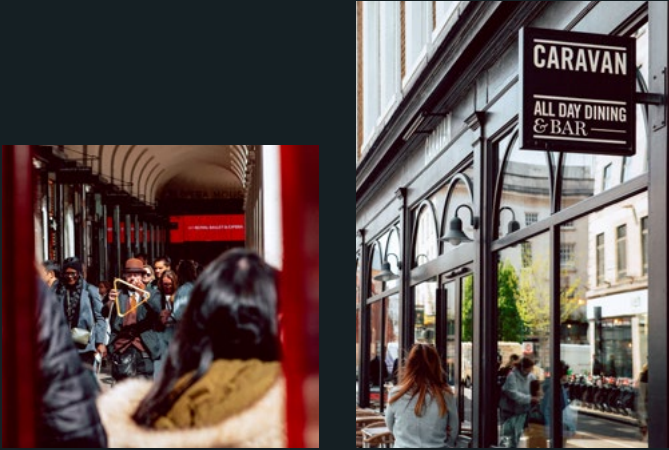




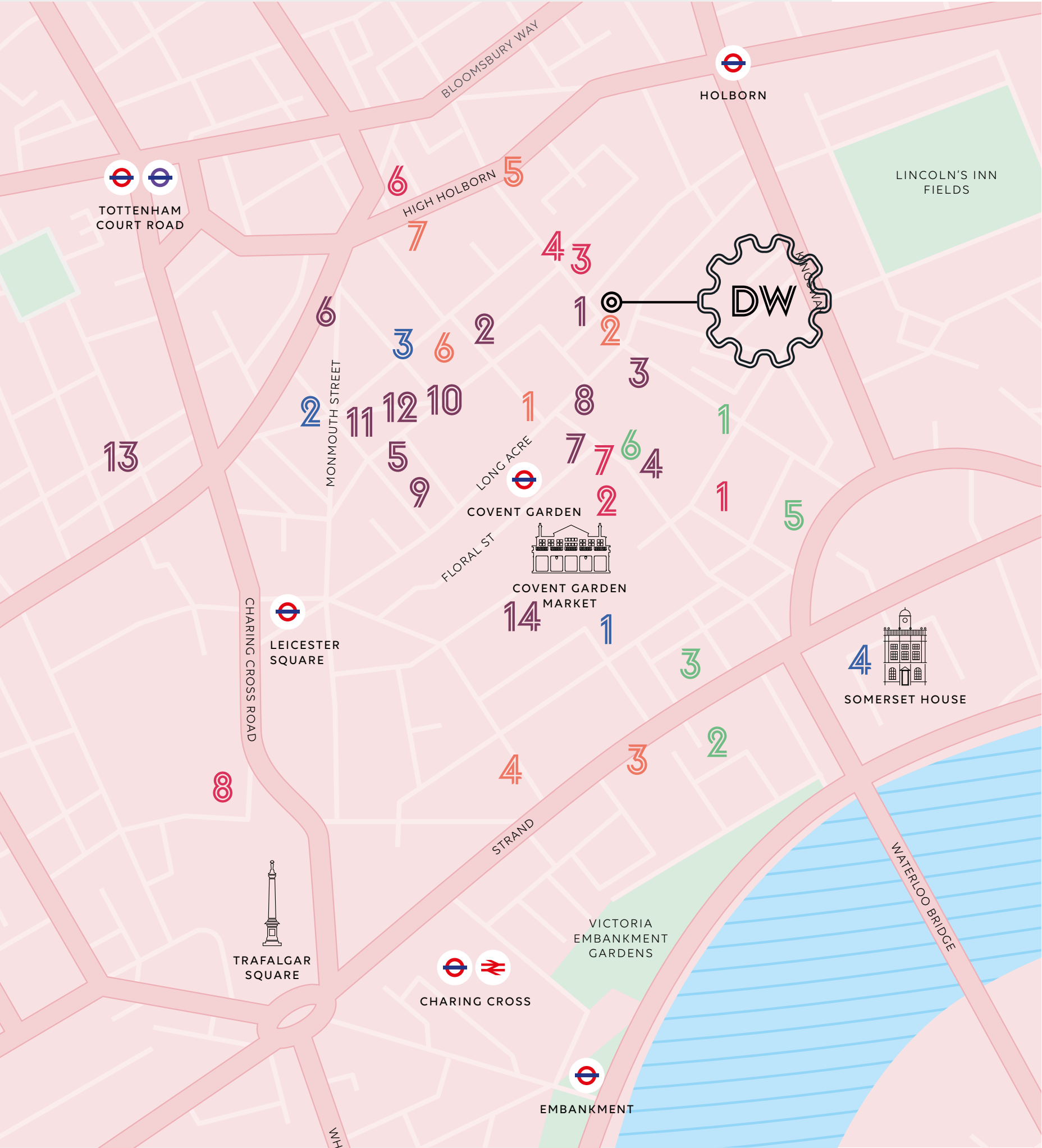
**5th Floor**



# The Covent Garden Vibe







# The Area

### DINING

1	Caravan
2	10 Cases
3	Cecilia's Wine House
4	Wildwood
5	Hawksmoor
6	Wildwood
7	Masala Zone
8	Pho
9	Cafe Pacfico
10	Flesh & Buns
11	Bleecker Burger
12	Seven Dials Market
13	Soho House
14	Sticks n Sushi

### HOTELS

1	Hotel Amano
2	The Savoy
3	Strand Palace
4	One Aldwych
5	The Waldorf Hilton
6	NoMad

### HEALTH & FITNESS

1	Nuffield Health
2	SIX3NINE
3	Virgin Active
4	Fitness First
5	1 Rebel
6	Innerspace
7	Oasis Sports Centre

### CULTURE & MARKETS

1	Covent Garden Market
2	Seven Dials
3	Neal's Yard
4	Somerset House

### ENTERTAINMENT

1	Theatre Royal
2	Royal Ballet and Opera House
3	Gillian Lyne Theatre
4	The Top Secret Comedy Club
5	Linbury Theatre
6	The Shaftesbury Theatre
7	Lyceum Theatre
8	National Portrait Gallery





SOMERSET HOUSE

LYCEUM THEATRE

THEATRE ROYAL  
DRURY LANE

ROYAL OPERA  
AND BALLET



COVENT GARDEN



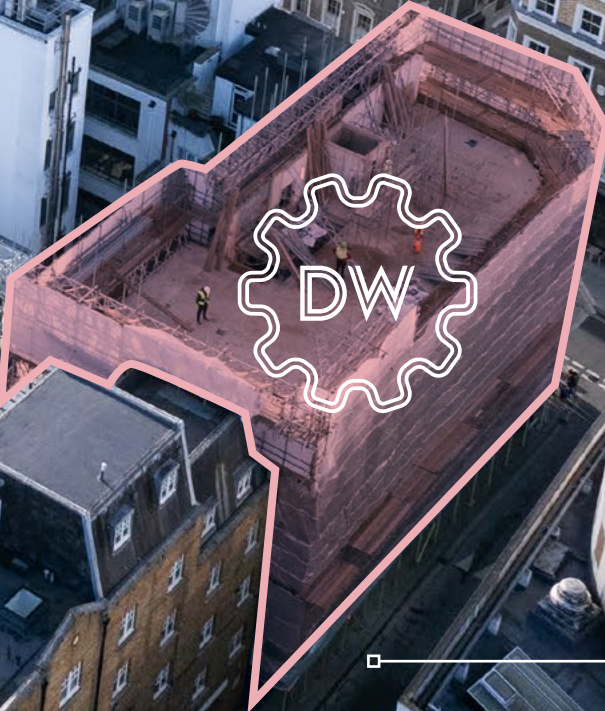
THE ACRE

GILLIAN LYNE  
THEATRE

LONG ACRE

DRURY LANE

PARKER STREET

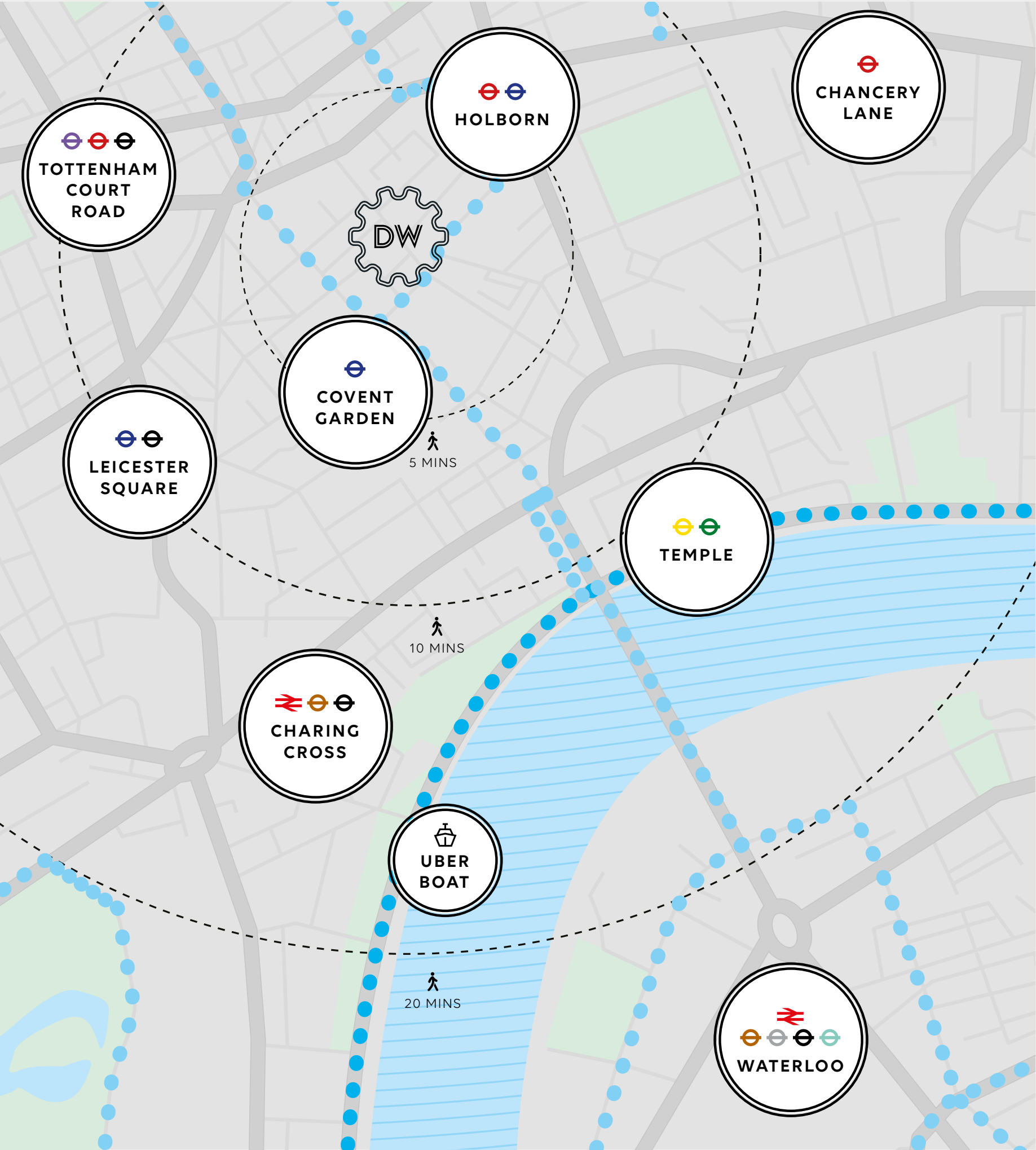




Transport



- Central London Cycleways
- Cycle Super Highway







# Sustainability

Sustainability is at the core of Drury Works, which is targeting Breeam Excellent and EPC A ratings. The design retains and utilises the majority of the existing structure and facade, helping reduce the embodied carbon impact. The building benefits from onsite energy generation via the photovoltaic panels and accurate metering to provide a fully electric, net zero carbon in operation building.

Offering flexible and energy efficient accommodation, the building will complement modern environmentally conscious businesses, helping to meet their personal sustainability goals.



BREEAM  
TARGET EXCELLENT



EPC TARGET  
A



FULLY ELECTRIC, FOSSIL FUEL FREE BUILDING.



23 SECURE  
CYCLE SPACES



PHOTOVOLTAIC PANELS



LARGE WINDOWS PROVIDE NATURAL  
DAYLIGHT ACROSS THE FLOORPLATES



OPERATIONAL NET ZERO CARBON –  
RIBA 2030 COMPLIANT

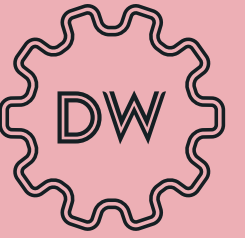


100% OF DEMOLITION WASTE HAS  
BEEN DIVERTED FROM LANDFILL



HOT WATER GENERATION IS PROVIDED  
BY HIGHLY EFFICIENT AIR SOURCE HEAT  
PUMPS





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# Contact



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## A DEVELOPMENT BY:

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