



# DRURY WORKS

Covent Garden, WC2

**Available Now**

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



DRURY WORKS  
4-6 PARKER STREET, LONDON

---

# Crafted for businesses ready to scale up and succeed

Drury Works provides  
1,820 - 7,978 sq ft of modern  
Grade A office accommodation



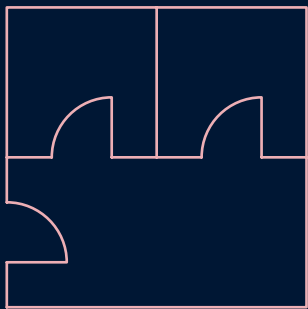


DRURY WORKS

- 5 NO NAME & CO
- 4 OSCORP
- 3 OTHER BRAND
- 2 BRAND
- 1 MC ALKER & RUSHE MRP
- 0 MC ALKER & RUSHE MRP

Indicative image of new reception, designed by AHMM

# Specification



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



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



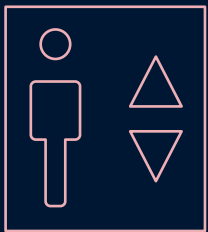
**FULL ACCESS RAISED FLOOR**  
Floor zone – 70-110mm:  
Including tile



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



**LOCKERS**  
22 secure lockers



**PASSENGER LIFT**  
1 x 10 person lift



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



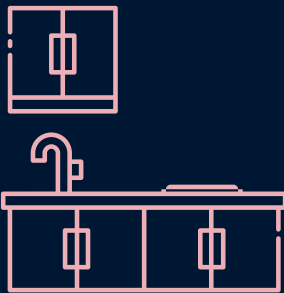
**SHOWER / CHANGING CUBICLES**  
3 x showers and  
changing booths



**DRYING ROOM**  
Dedicated drying room



**RECEPTIONIST**  
Fulltime receptionist



**KITCHENETTES**  
Fully integrated  
kitchenettes on every floor



**CYCLE STORAGE**  
22 secure cycle spaces

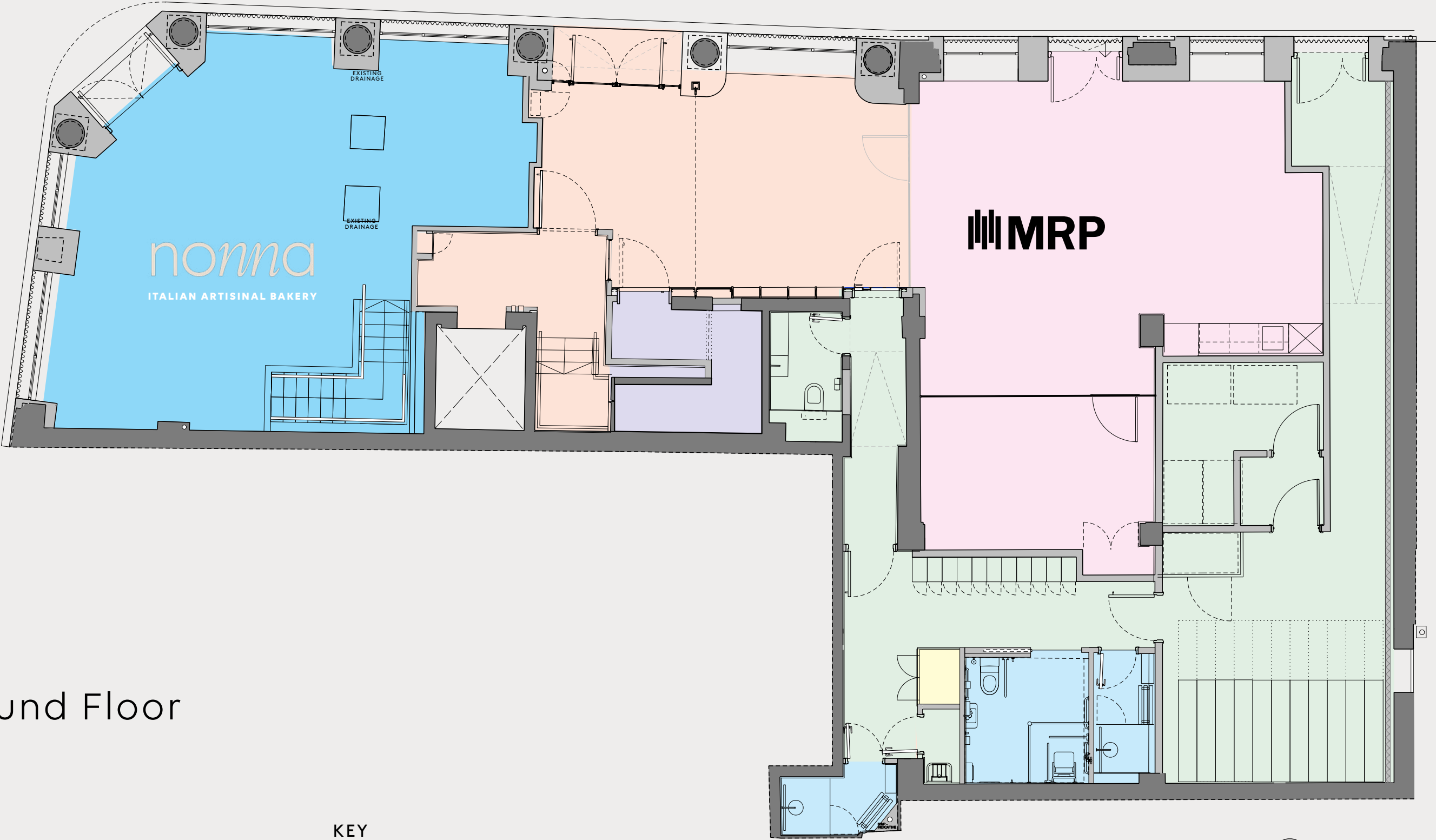




# Area Schedule

| DEMISE           | AVAILABILITY               | NIA<br>(SQ FT) |
|------------------|----------------------------|----------------|
| 5TH              | Available                  | 1,820          |
| 4TH              | Available                  | 2,046          |
| 3RD              | Available                  | 2,056          |
| 2ND              | Available                  | 2,056          |
| 1ST              | Let to McAleer & Rushe/MRP | -              |
| GROUND           | Let to McAleer & Rushe/MRP | -              |
| GROUND<br>RETAIL | Let to Nonna Bakery        | -              |
| TOTAL            |                            | 7,978          |

# Floor Plans



Ground Floor

KEY

Office

Retail

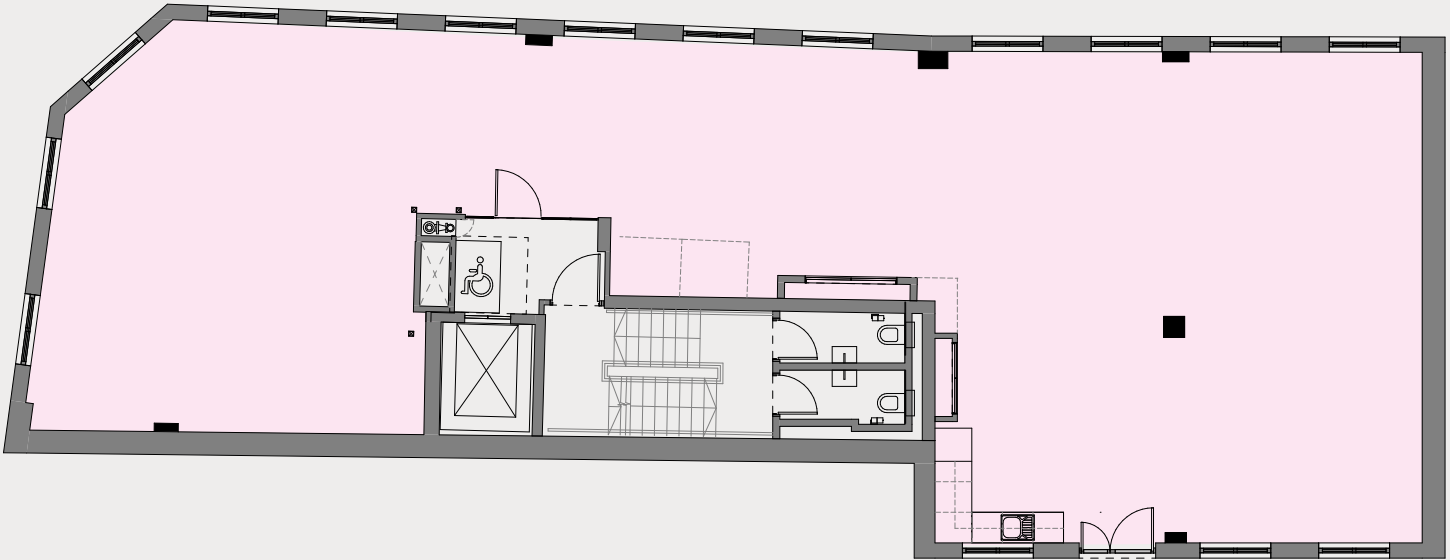
Reception

Common Parts

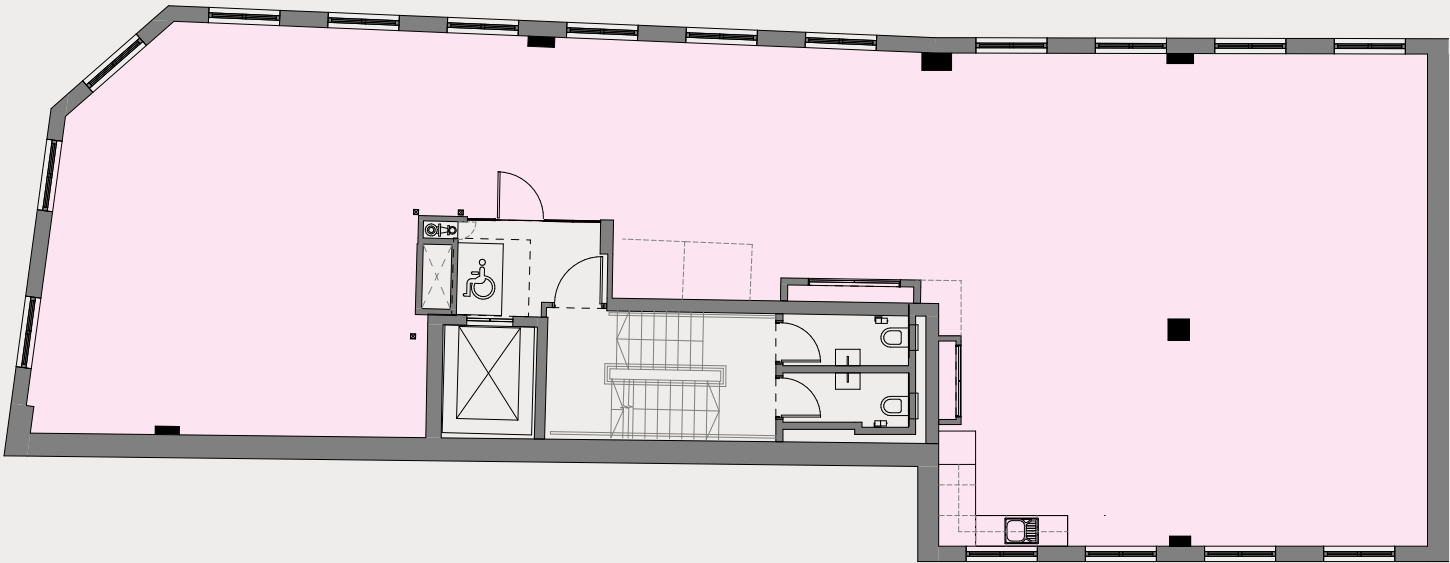
Showers

Drying Cupboard

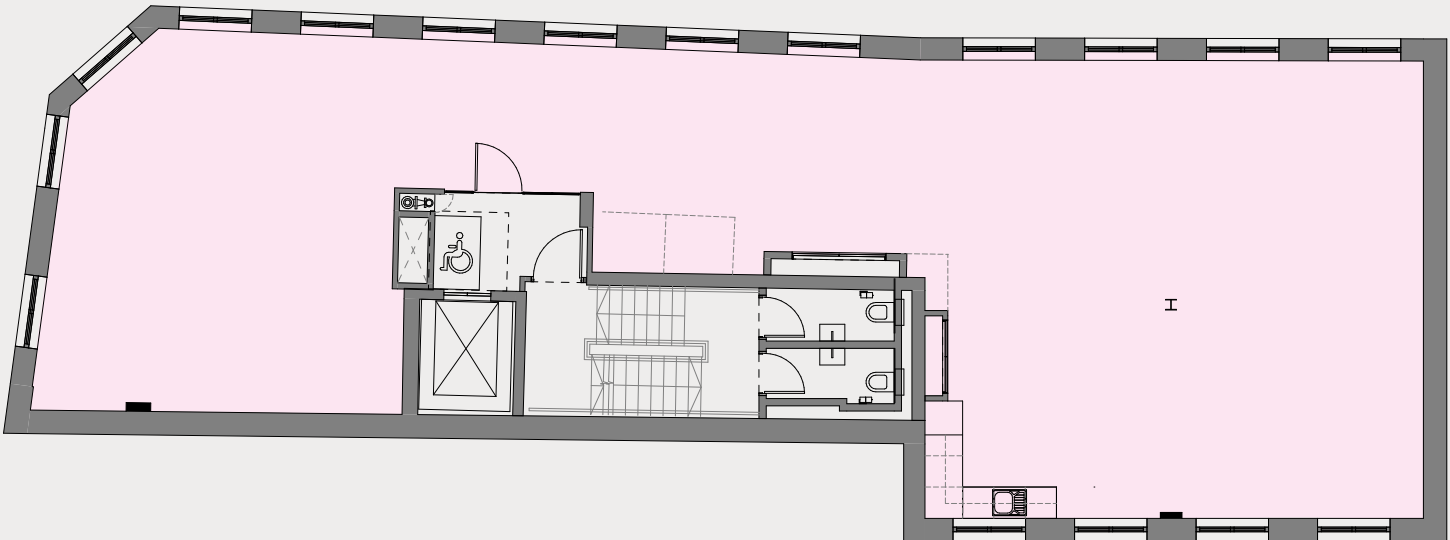
Plant



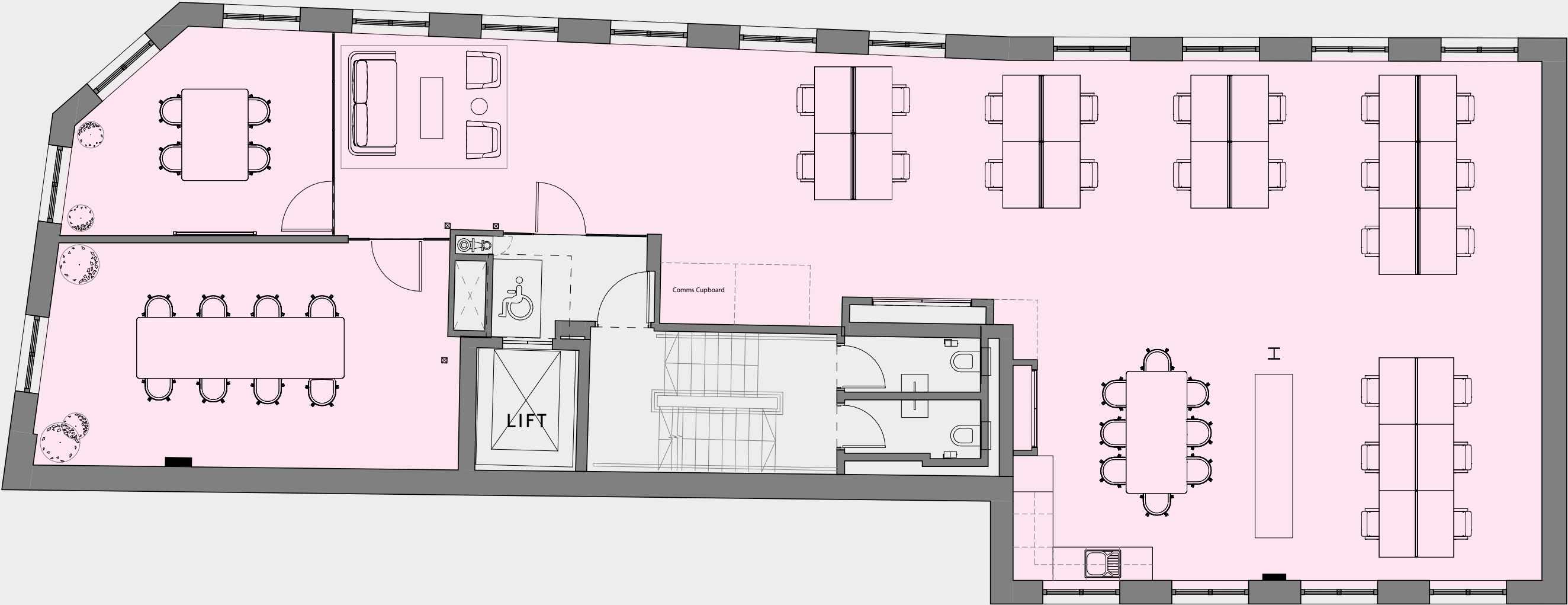
Second Floor



Third Floor



Fifth Floor



Fourth Floor

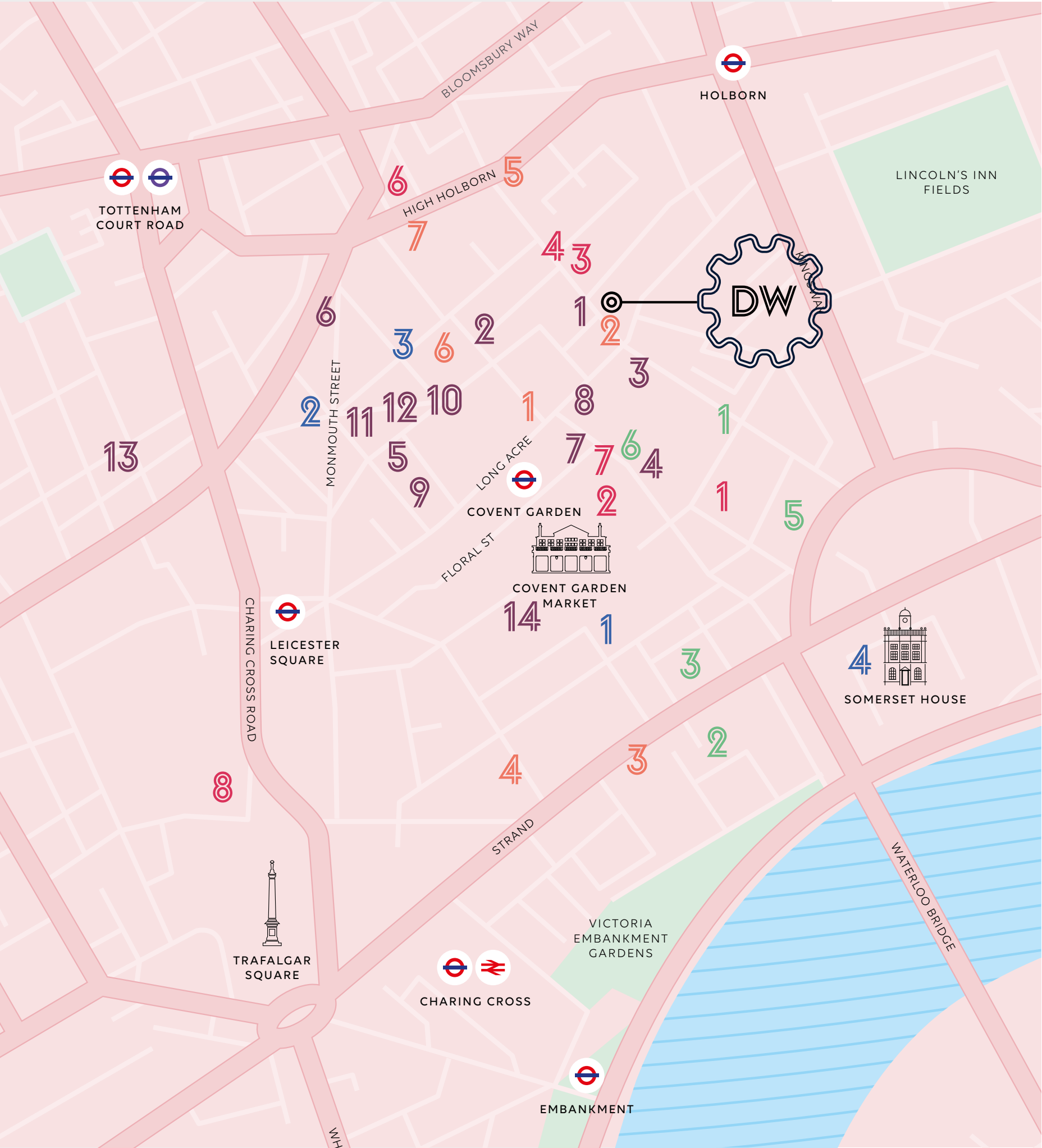
CAT B



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

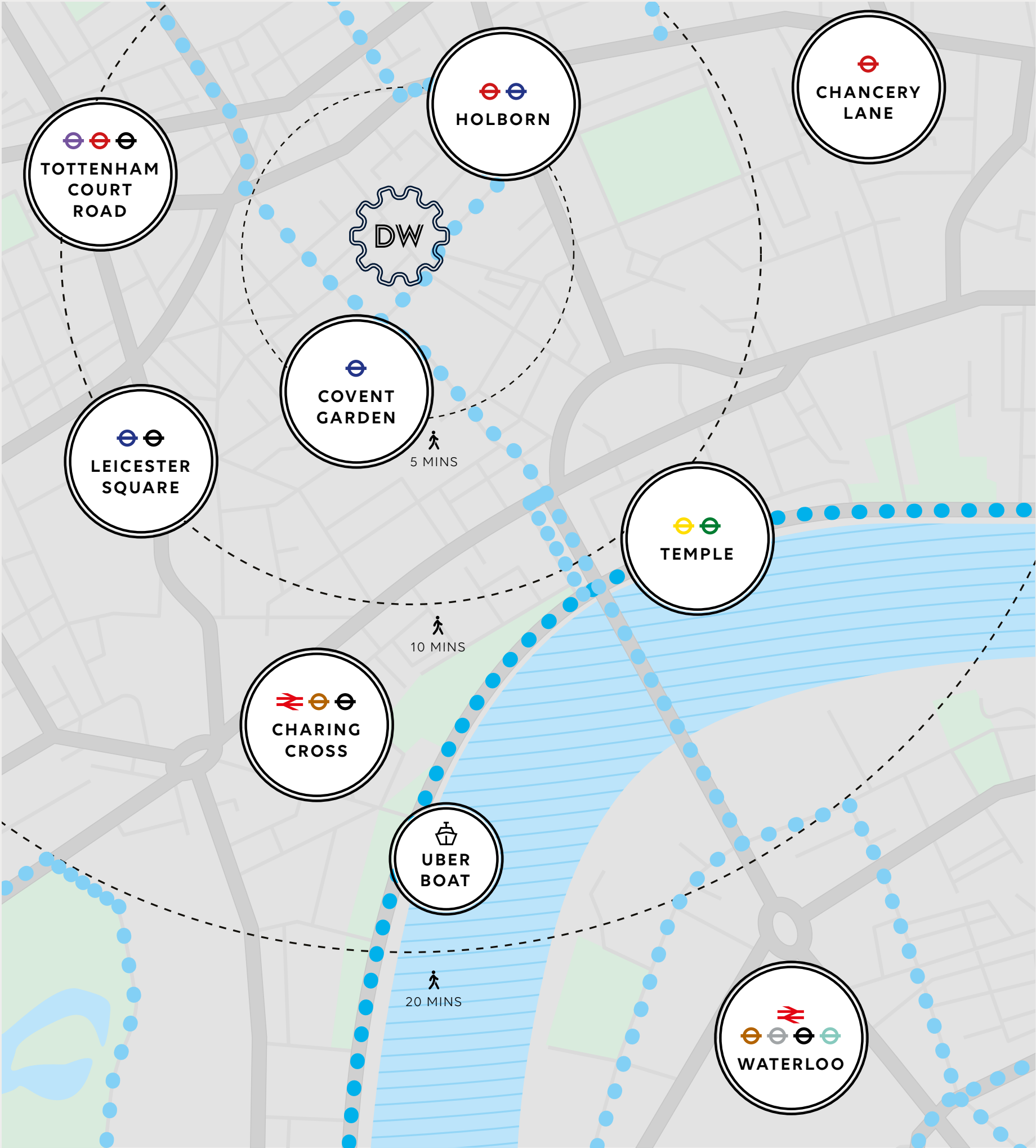
DRURY LANE

PARKER STREET

Transport



- Central London Cycleways
- Cycle Super Highway





# Sustainability

Sustainability is at the core of Drury Works, which is targeting BREEAM Excellent and has achieved 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.



TARGETING BREEAM  
EXCELLENT



EPC  
A



FULLY ELECTRIC, FOSSIL FUEL FREE BUILDING.



22 SECURE  
CYCLE SPACES



PHOTOVOLTAIC PANELS



LARGE WINDOWS PROVIDE NATURAL  
DAYLIGHT ACROSS THE FLOORPLATES



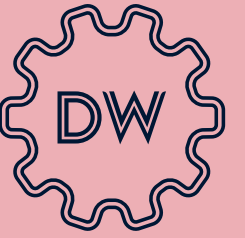
OPERATIONAL NET ZERO CARBON –  
RIBA 2030 COMPLIANT



100% OF DEMOLITION WASTE HAS  
BEEN DIVERTED FROM LANDFILL



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



---

# Contact



Oliver Watkins  
07976 577325  
[Oliver.Watkins@knightfrank.com](mailto:Oliver.Watkins@knightfrank.com)

Lydia Carter  
07929 668005  
[Lydia.Carter@knightfrank.com](mailto:Lydia.Carter@knightfrank.com)

## A DEVELOPMENT BY:

### Important notice

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Knight Frank have any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).  
2. CGIs / Photos etc: The CGIs show only a depiction of the property. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. None of the services or appliances have been tested and no warranty is given or is to be implied that they are in working order. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. May 2026. [cube-design.co.uk](http://cube-design.co.uk) Q5939