



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

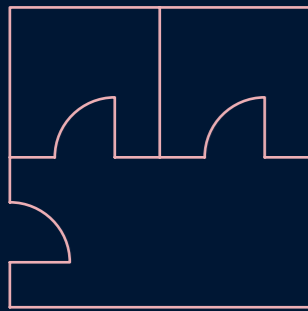




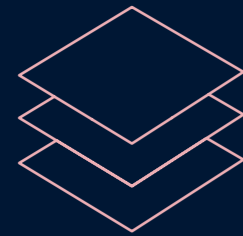
DRURY WORKS

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

Specification



OCCUPANCY
General – 1:8m²



FLOOR HEIGHTS
Office areas:
2290mm – 2350mm



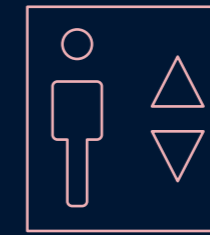
FULL ACCESS RAISED FLOOR
Floor zone – 70-110mm:
Including tile



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



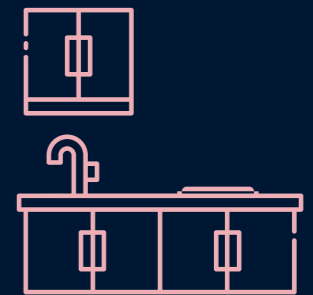
SHOWER / CHANGING CUBICLES
3 x showers and
changing booths



DRYING ROOM
Dedicated drying room



RECEPTIONIST
Fulltime receptionist



KITCHENETTES
Fully integrated
kitchenettes on every floor



CYCLE STORAGE
22 secure cycle spaces

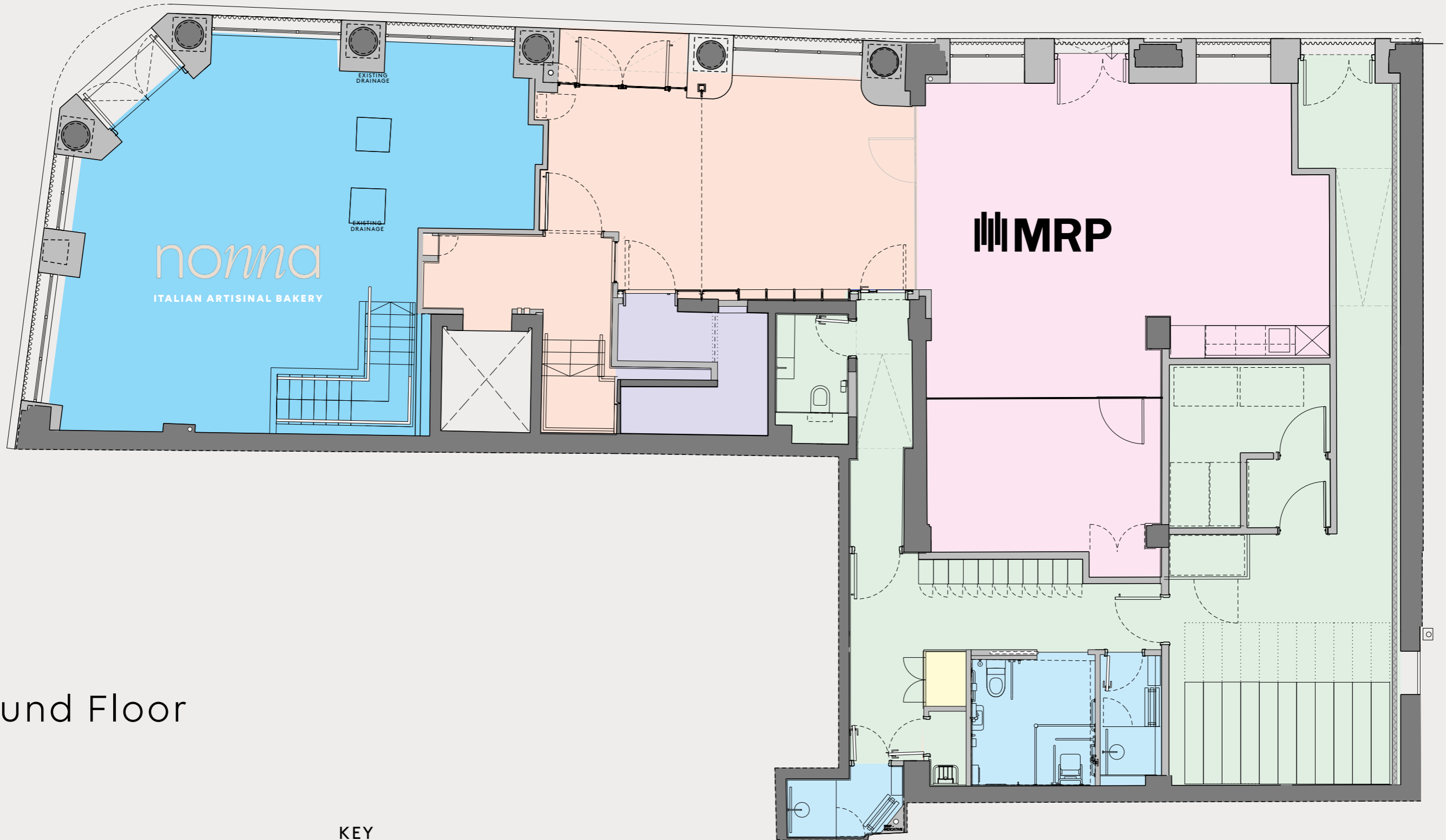




Area Schedule

DEMISE	AVAILABILITY	NIA (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 RETAIL	Let to Nonna Bakery	-
TOTAL		7,978

Floor Plans

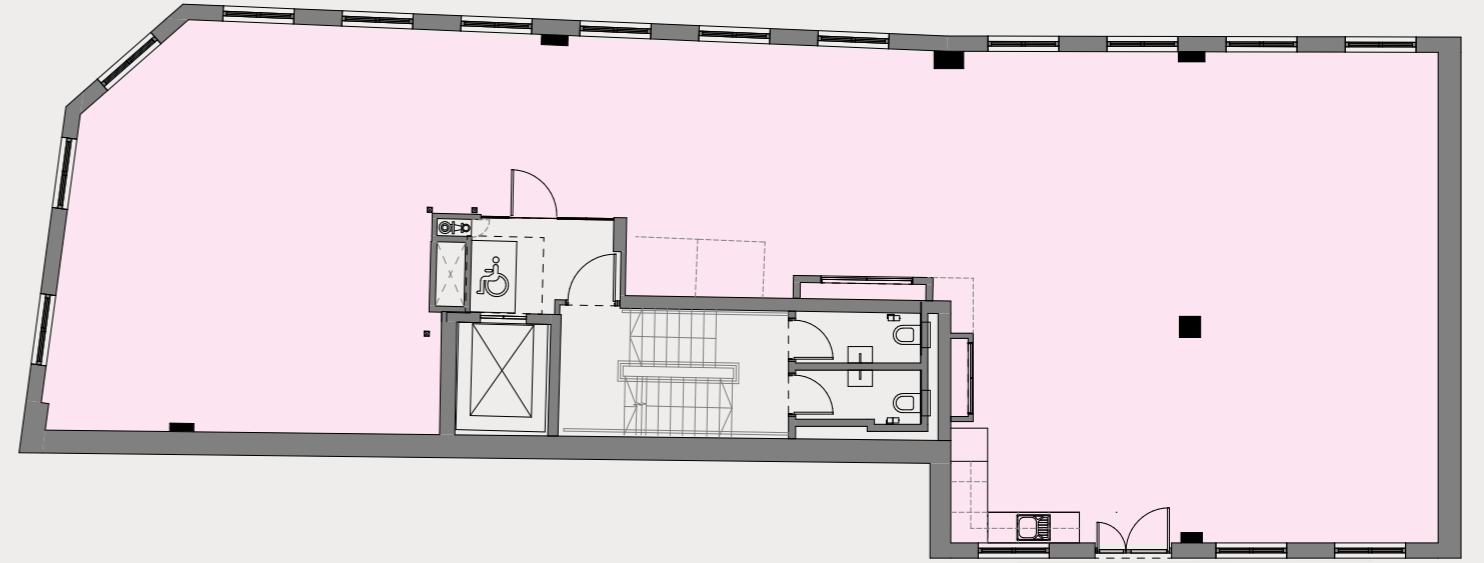


Ground Floor

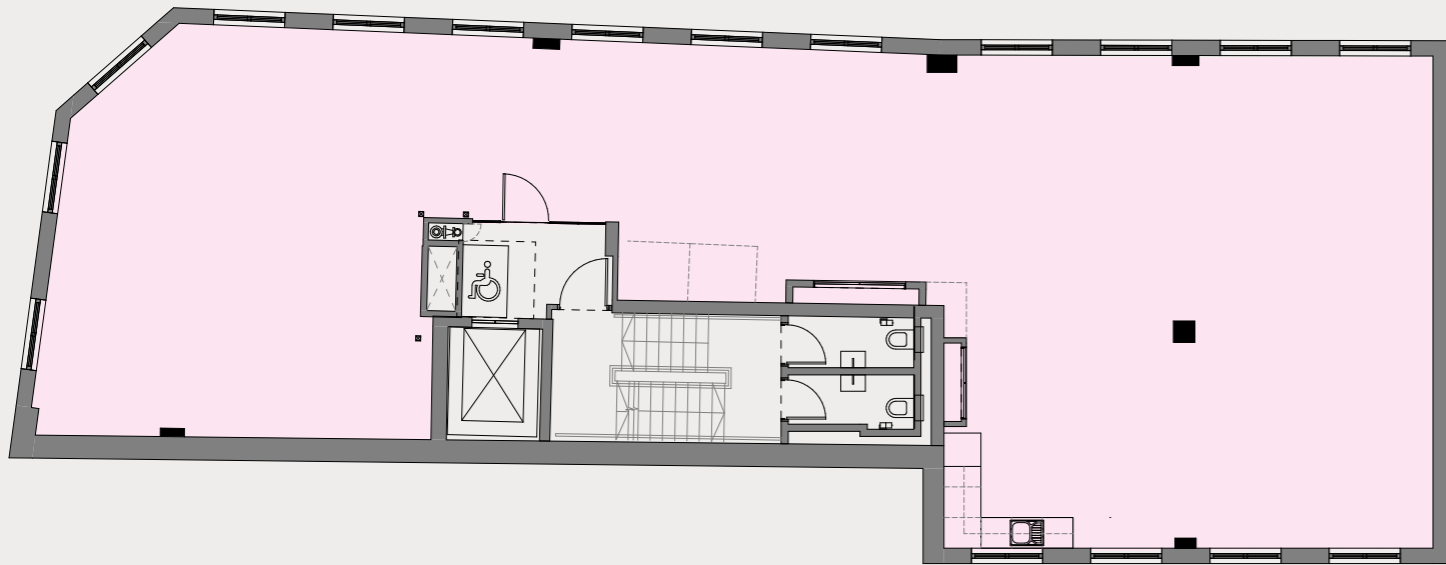
KEY

- Office
- Retail
- Reception
- Common Parts
- Showers
- Drying Cupboard
- Plant

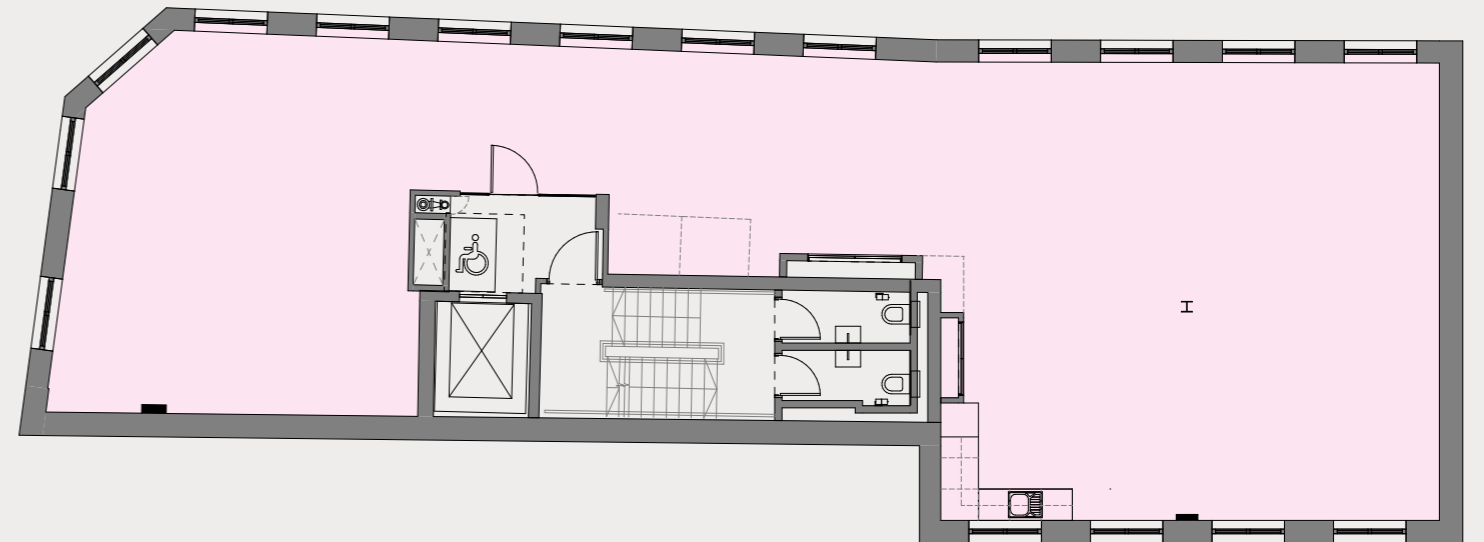
NOT TO SCALE.
INDICATIVE ONLY.



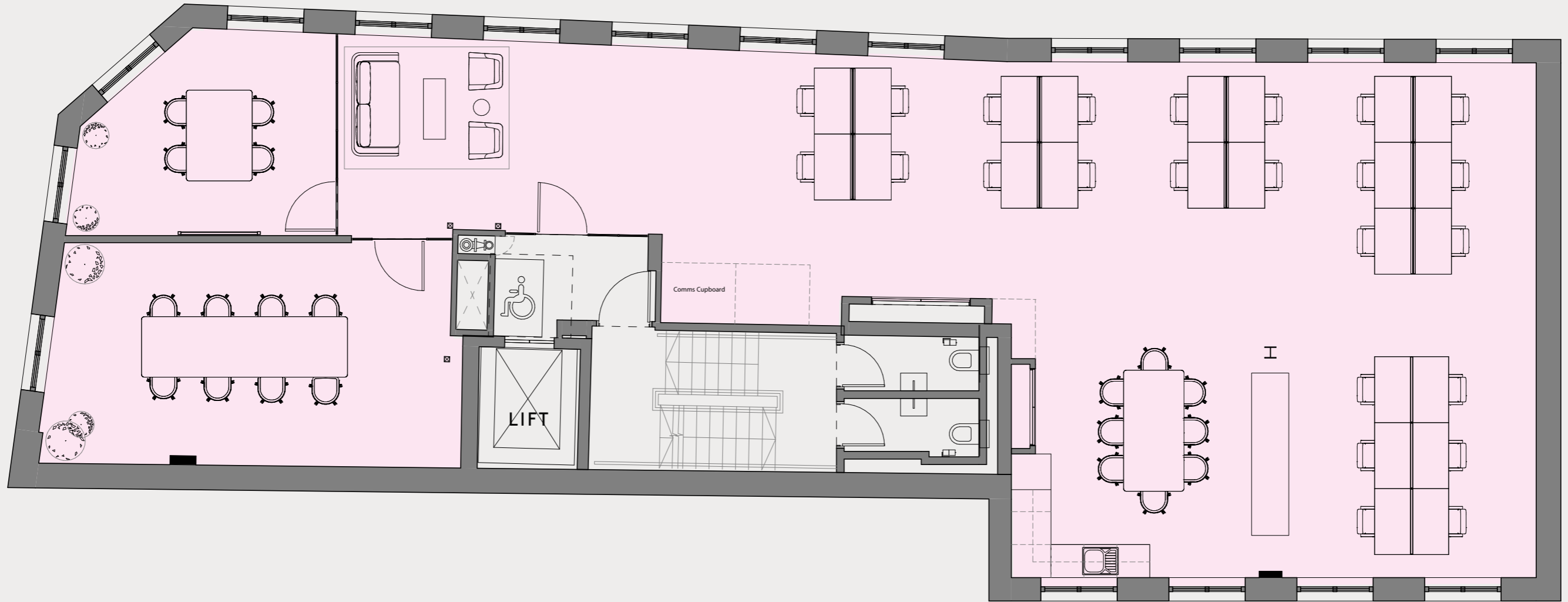
Second Floor



Third Floor



Fifth Floor



Fourth Floor

CAT B

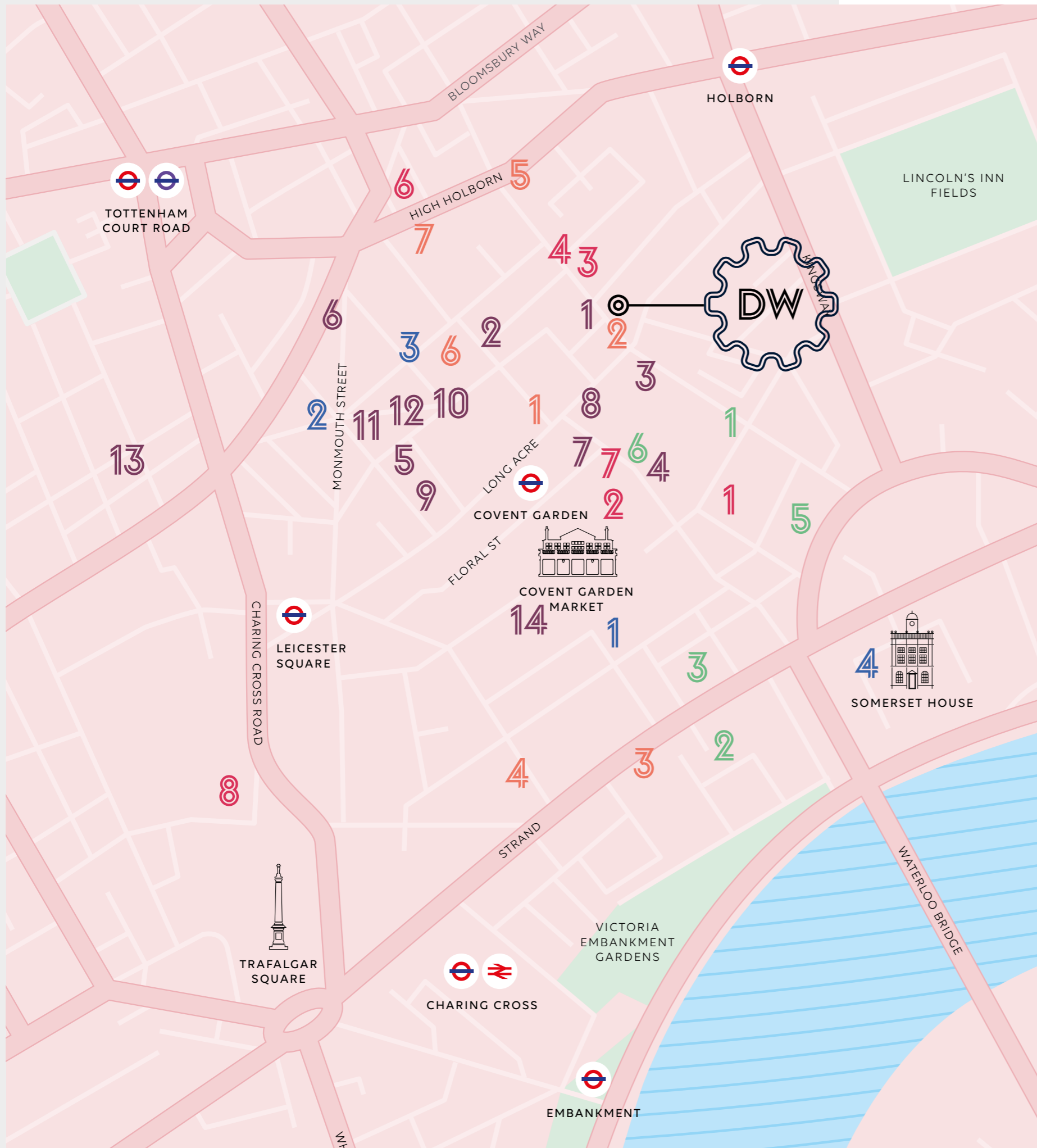


5th Floor

DRURY WORKS
4-6 PARKER STREET, LONDON

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

CULTURE & MARKETS

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

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

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

THEATRE ROYAL
DRURY LANE

LYCEUM THEATRE

ROYAL OPERA
AND BALLET

COVENT GARDEN



THE ACRE



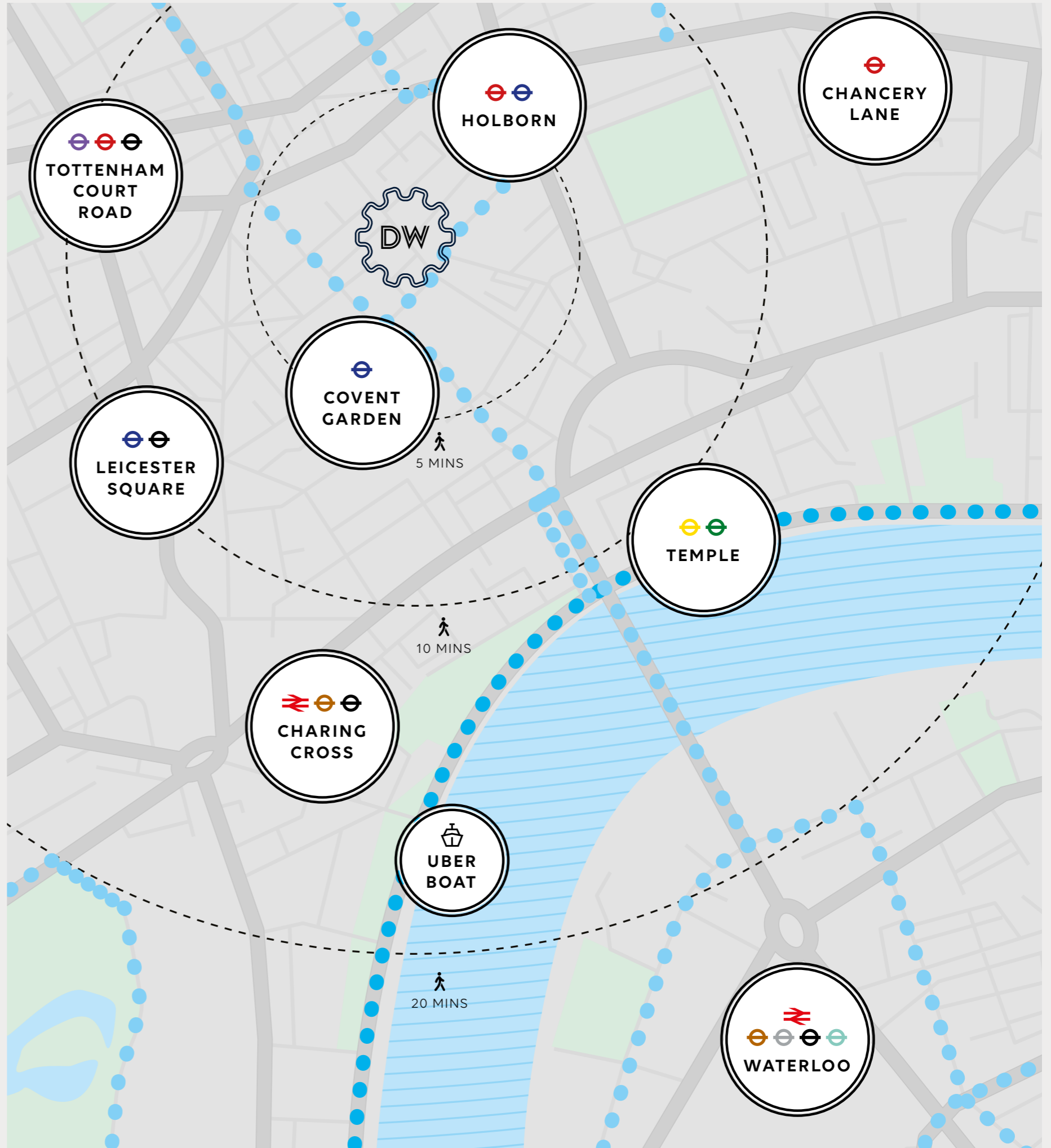
GILLIAN LYNE
THEATRE

LONG ACRE

DRURY LANE

PARKER STREET

Transport





Sustainability

Sustainability is at the core of Drury Works, which is targeting BREEM 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



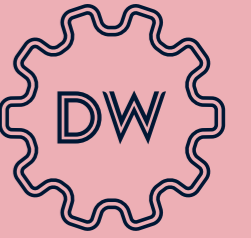
OPERATIONAL NET ZERO CARBON –
RIBA 2030 COMPLIANT



100% OF DEMOLITION WASTE HAS
BEEN DIVERTED FROM LANDFILL



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



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A DEVELOPMENT BY:

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