



# 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

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# Crafted for businesses ready to scale up and succeed

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

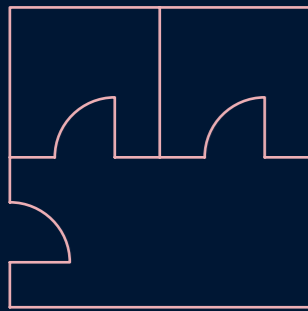




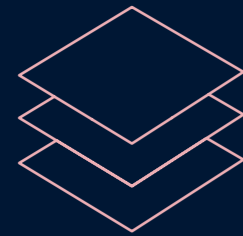
DRURY WORKS

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

# Specification



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



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



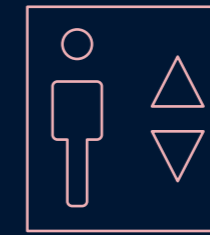
**FULL ACCESS RAISED FLOOR**  
Floor zone – 70-110mm:  
Including tile



**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



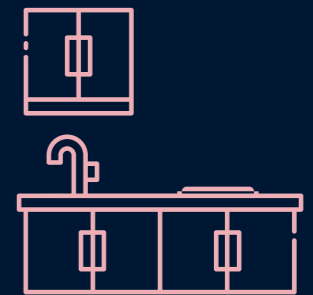
**SHOWER / CHANGING CUBICLES**  
3 x showers and  
changing booths



**DRYING ROOM**  
Dedicated drying room



**RECEPTIONIST**  
Fulltime receptionist



**KITCHENETTES**  
Fully integrated  
kitchenettes on every floor



**CYCLE STORAGE**  
22 secure cycle spaces

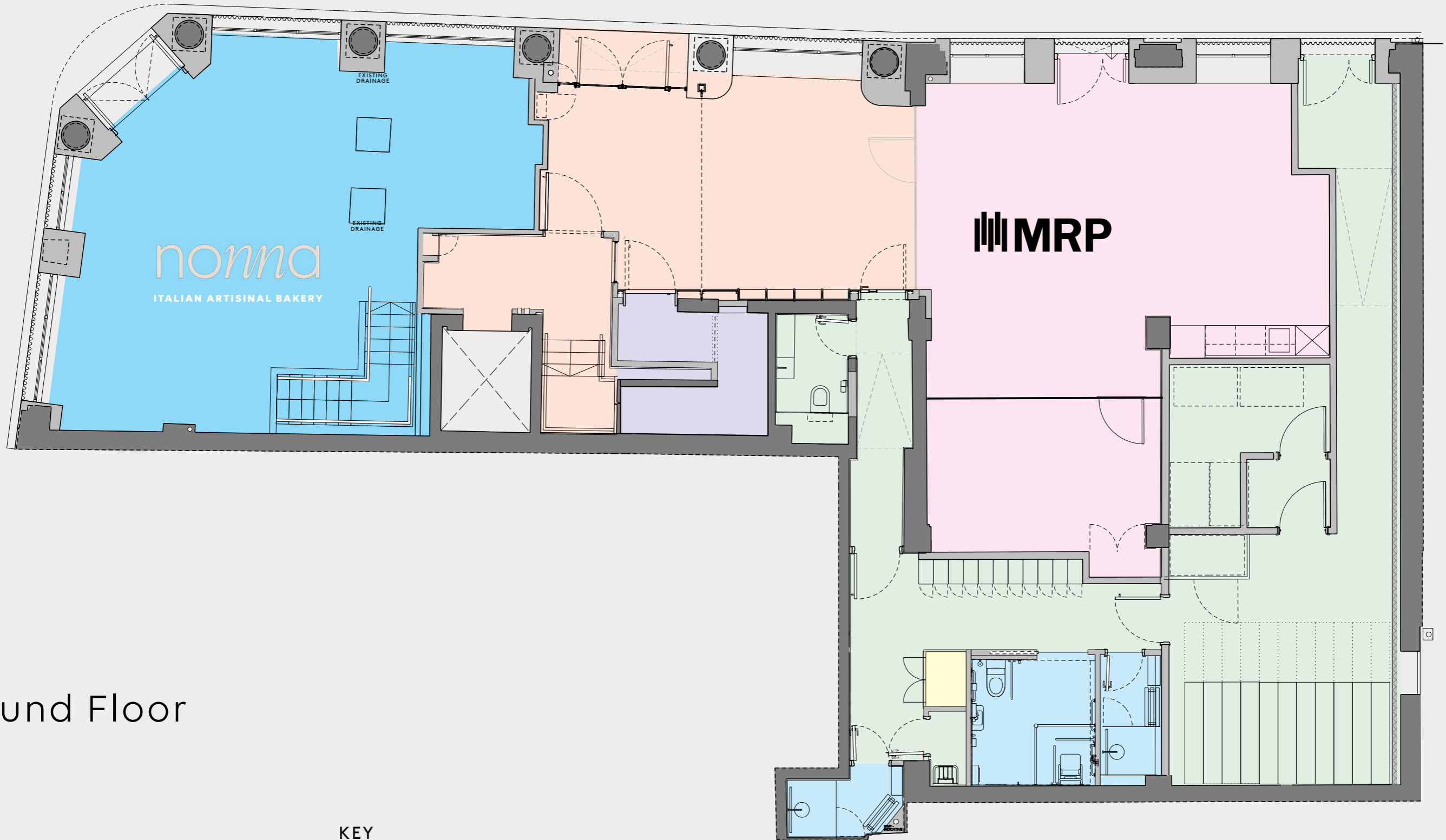




# Area Schedule

| 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        | -              |
| <b>TOTAL</b>     |                            | <b>7,978</b>   |

# Floor Plans

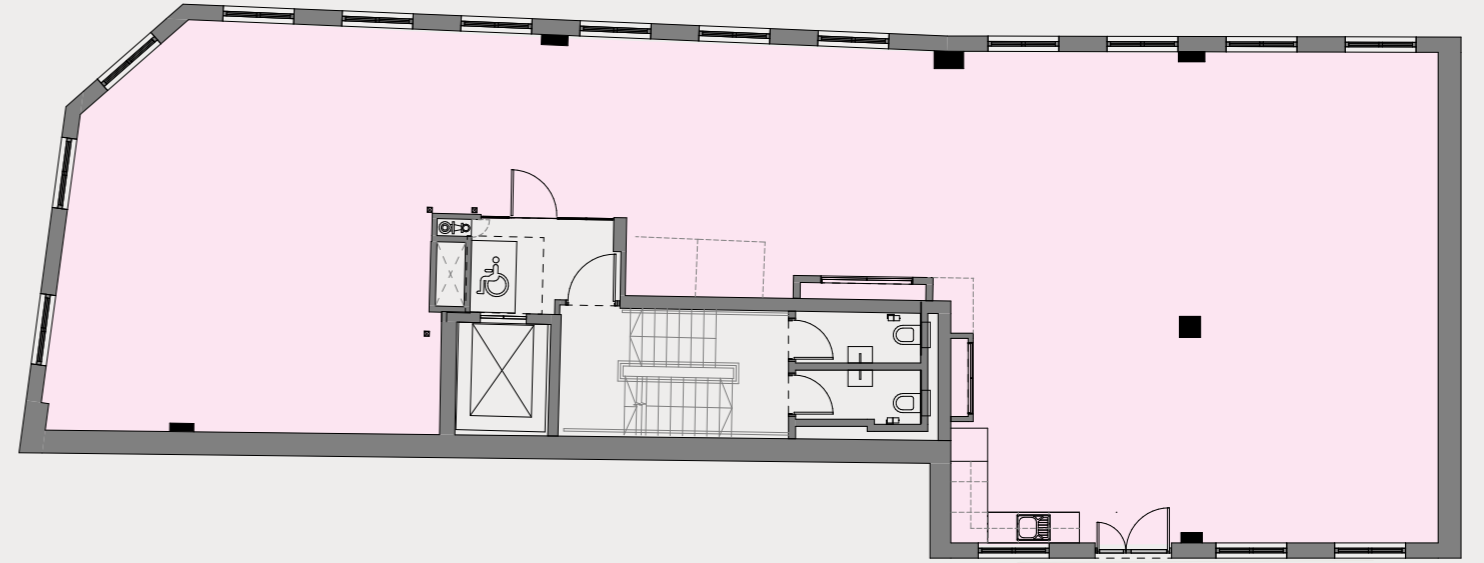


Ground Floor

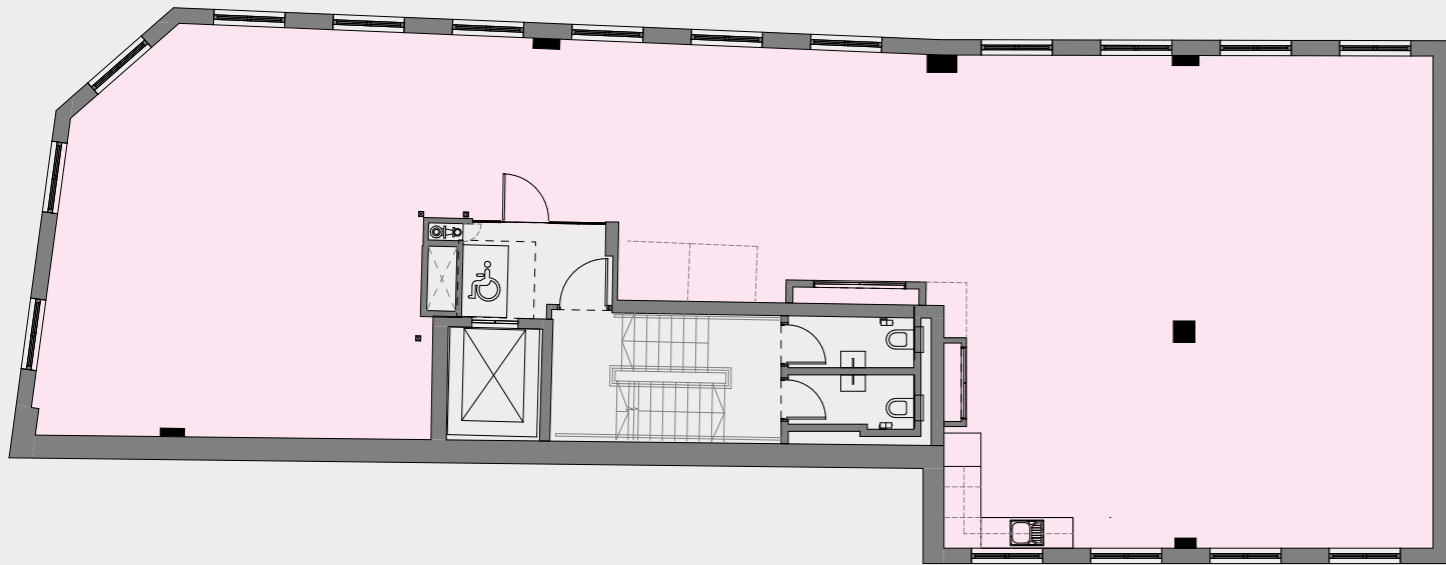
KEY

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

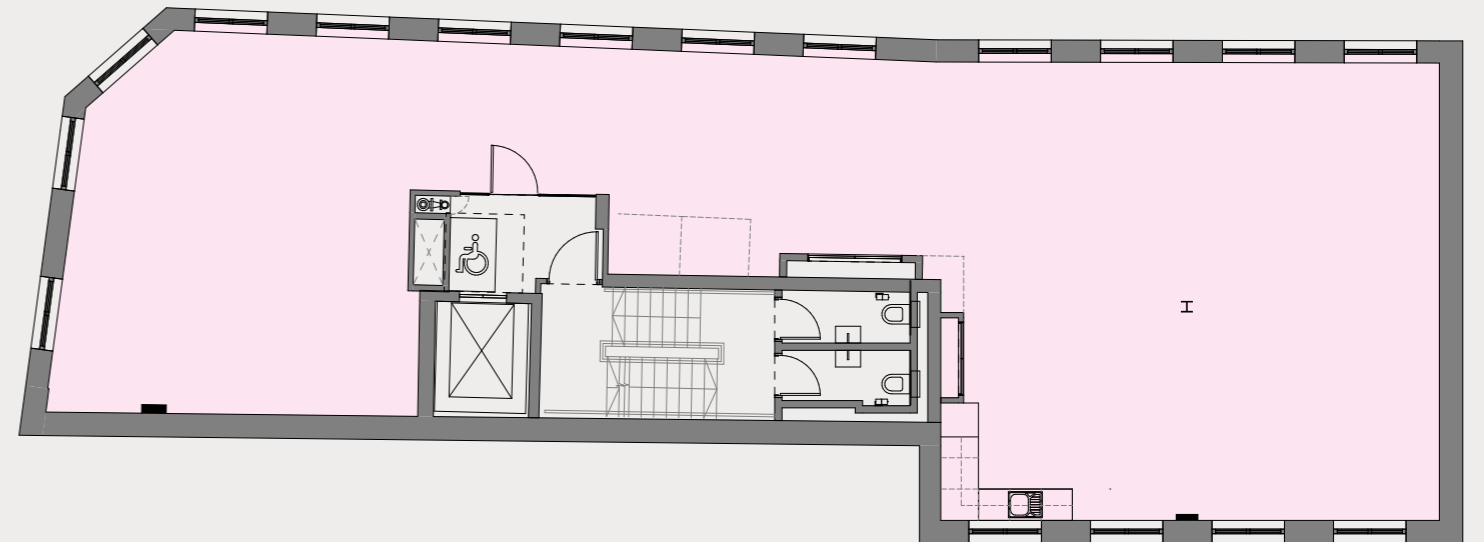
NOT TO SCALE.  
INDICATIVE ONLY.



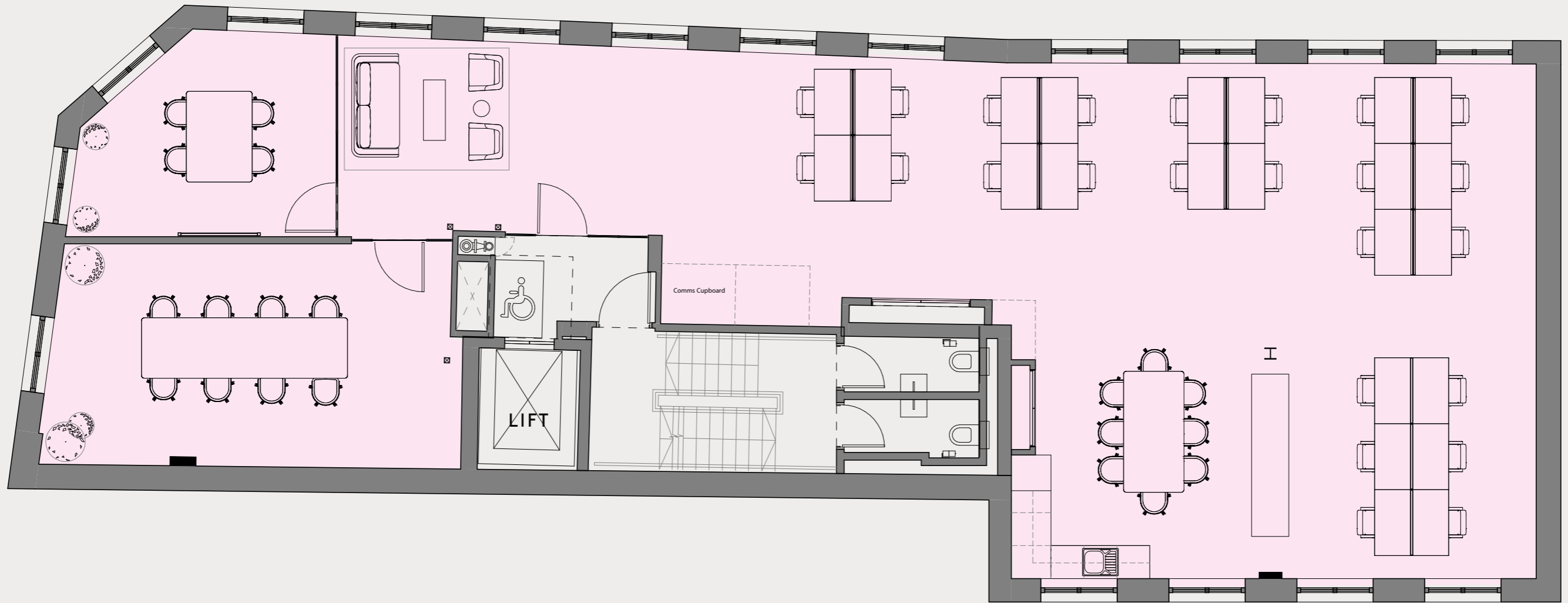
Second Floor



Third Floor



Fifth Floor



## Fourth Floor

CAT B

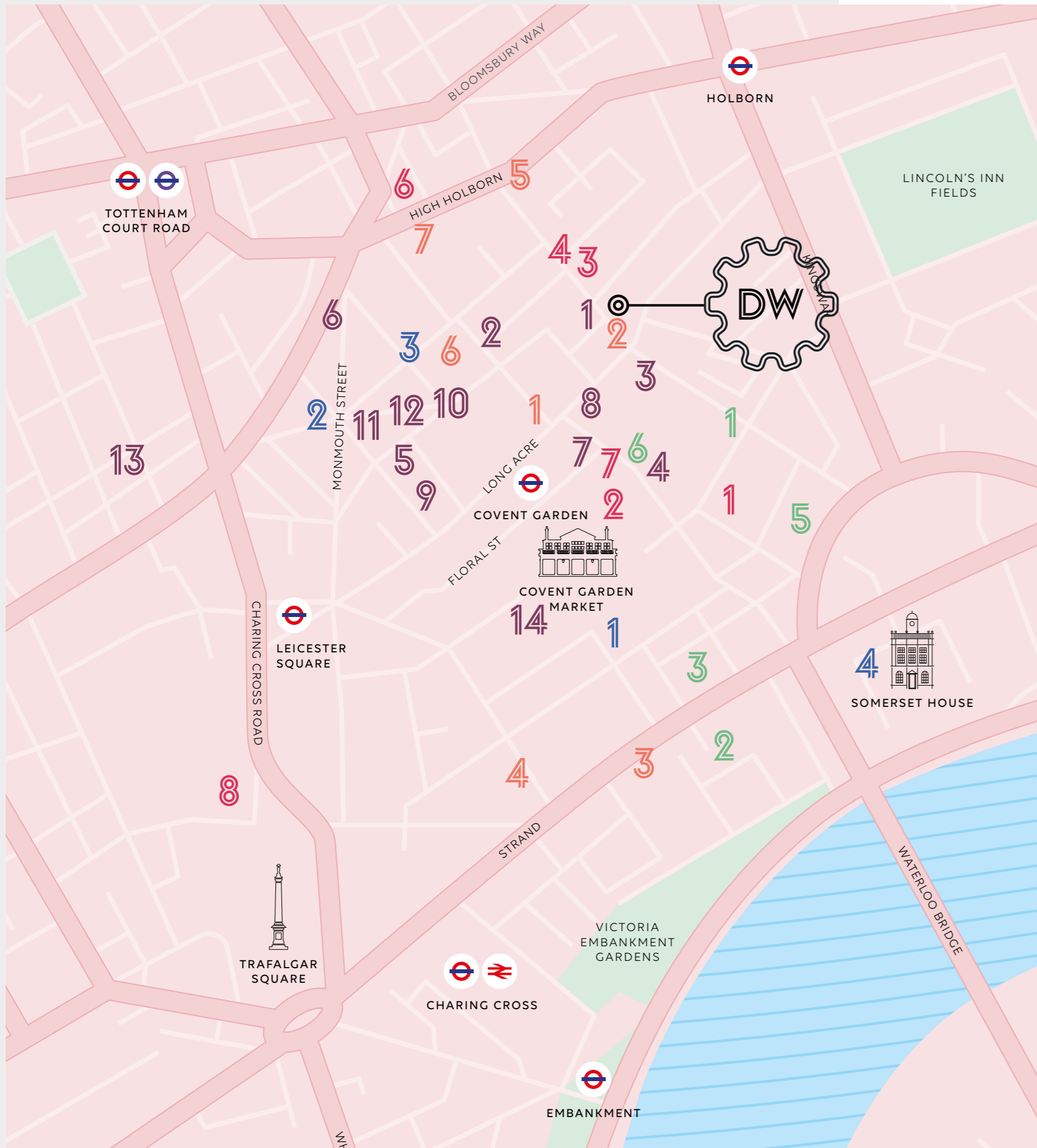


5th Floor

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

LYCEUM THEATRE

THEATRE ROYAL  
DRURY LANE

ROYAL OPERA  
AND BALLET



COVENT GARDEN



THE ACRE



GILLIAN LYNE  
THEATRE

LONG ACRE

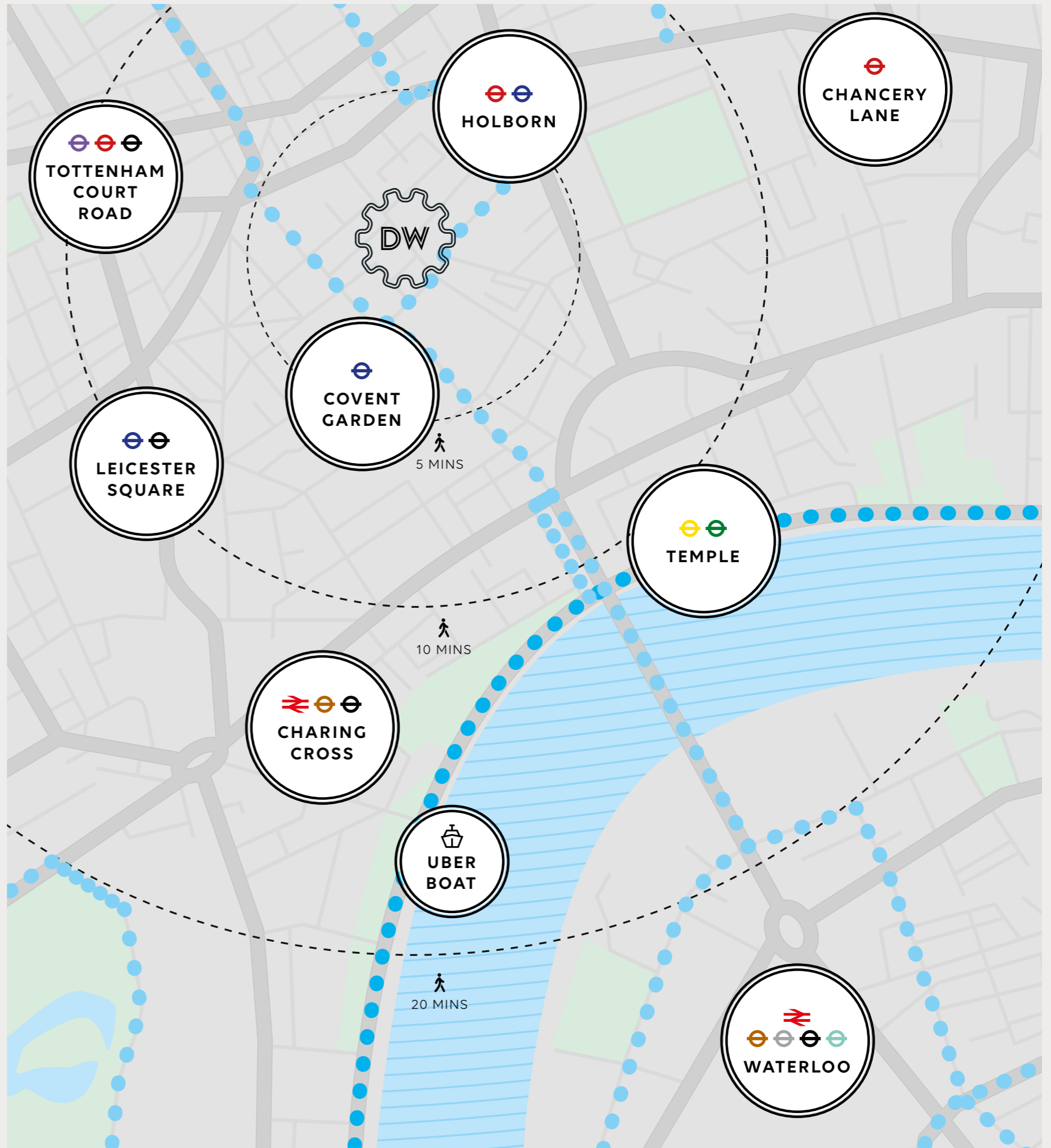
DRURY LANE

PARKER STREET

# Transport



- ● ● Central London Cycleways
- ● ● Cycle Super Highway





# Sustainability

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



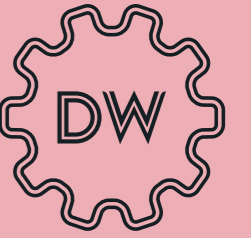
OPERATIONAL NET ZERO CARBON –  
RIBA 2030 COMPLIANT



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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# Contact



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## A DEVELOPMENT BY:

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