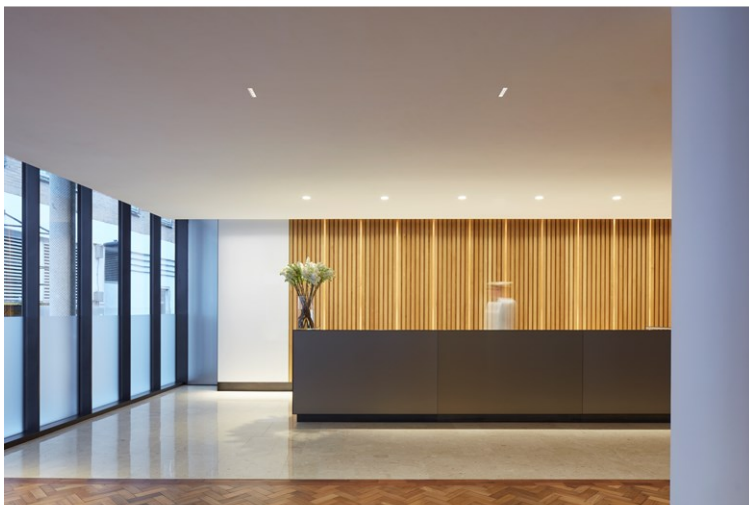


# THE ROOKERY, LONDON WC1A 1DE

Farebrother

OFFICE TO RENT | 1,200 - 8,831 SQ FT | £59.50 PSF



THE REAL ESTATE SPECIALISTS

[farebrother.com](http://farebrother.com)



FAREBROTHER

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## REFURBISHED CONTEMPORARY OFFICE ACCOMMODATION TO LET, MOMENTS FROM TCR STATION

1,200 - 8,831 SQ FT | £59.50 PSF



### DESCRIPTION

The Rookery is on the west side of Dyott Street, just to the north of New Oxford Street. The available space and all the common parts have been comprehensively refurbished to provide bright, open, flexible office accommodation that has been delivered to a high specification.

The space is accessed via a stunning, reconfigured entrance and reception area featuring an art display by world renowned artist Eva Berendes.

The last remaining Cat A space is the 4th floor which is circa 4,270 sq ft and can be offered as a whole or be split. In addition, we have two fully fitted units - 1,200 sq ft on the part 2nd and 3,350 sq ft on the ground floor.

### AVAILABILITY

FLOOR	SIZE (SQ FT)	Rent (PSF)	AVAILABILITY
4th Floor	4,273	£59.50	Available
Ground Floor	3,358	POA	Under Offer
Part 2nd	1,200	£45.00	Available
<b>TOTAL</b>	<b>8,831</b>		

### AMENITIES

- Grade II\* Listed Building
- New contemporary reception
- Canteen
- Car Parking and Bike Racks
- New Showers
- Passenger Lifts
- New suspended LEDs
- Demised WCs
- New VRV Air Conditioning System
- Cat A and fully fitted space

### TERMS

RENT	RATES	S/C
£59.50 psf	£15.15 psf	£10.00 psf

**INFORMATION**  
New leases are available direct from the freeholder

[Website](#)

### GET IN TOUCH

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