



OFFICE TO LET

# 1 KINGSWAY

London, WC2B 6XD

FROM 6,000 - 27,000 SQ FT OF GRADE A OFFICE SPACE AVAILABLE IN THIS  
LANDMARK BUILDING

3,473 TO 23,455 SQ FT (322.65 TO 2,179.04 SQ M)



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## DETAILS



### DESCRIPTION

The property comprises a mixed-use building arranged over 12 floors, originally constructed in 1920 and redeveloped in 2011. The property provides retail space on the basement and part ground floors, office space on the upper eight floors and residential space above with a basement car parking facility.

### ACCOMMODATION

The accommodation comprises of the following

Name	sq ft	sq m	Tenure	Availability
5th	6,240	579.71	To Let	Available
5th - Front West	3,473	322.65	To Let	Available
5th - Front East	3,122	290.04	To Let	Under Offer
4th	13,742	1,276.67	To Let	Available
<b>Total</b>	<b>26,577</b>	<b>2,469.07</b>		

### KEY FEATURES

- Grade A development with a large, light floorplate
- New contemporary arrival experience and reception being delivered in May 2022
- Rooftop club house with bookable meeting & event space
- Highly flexible, low maintenance energy-efficient air conditioning
- Cyclescore: Gold
- New cycling and high end shower amenity

### OUTGOINGS

- Rent: £85 per sq ft
- Rates: £36 per sq ft
- Service charge: £15.10 per sq ft Approx.
- Estate charge: n/a
- EPC: C

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## LOCATION



Located only a few minutes from the Piccadilly, Central, Circle, District, Northern & Bakerloo Underground line and mainline National Rail stations Charing Cross & Waterloo.

1 Kingsway is excellently connected to the rest of London. As well as being close to the cultural activities of Covent Garden.

## CONTACT US

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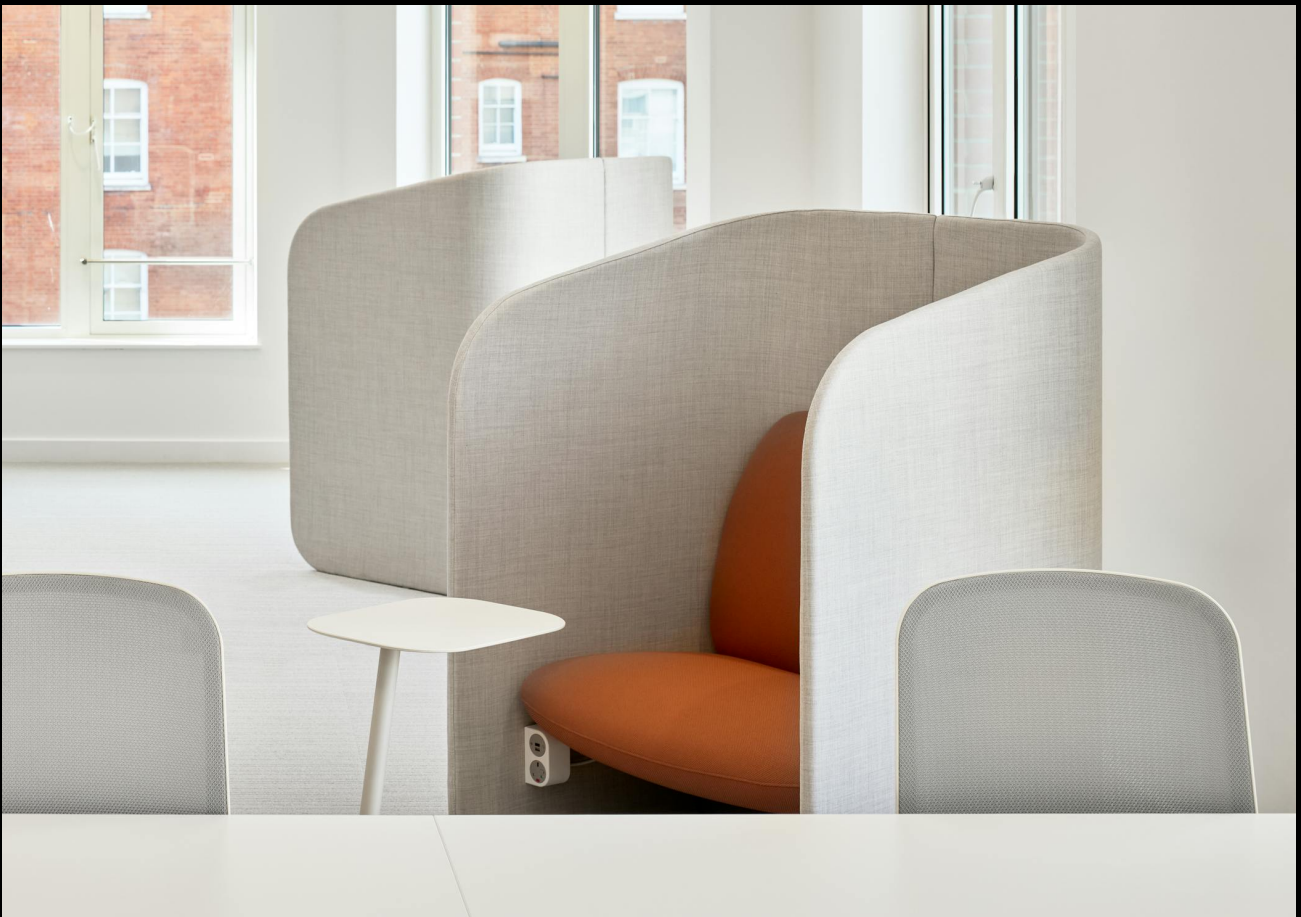
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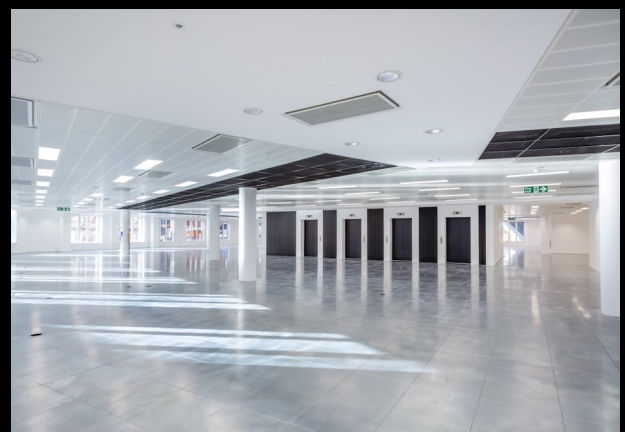
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