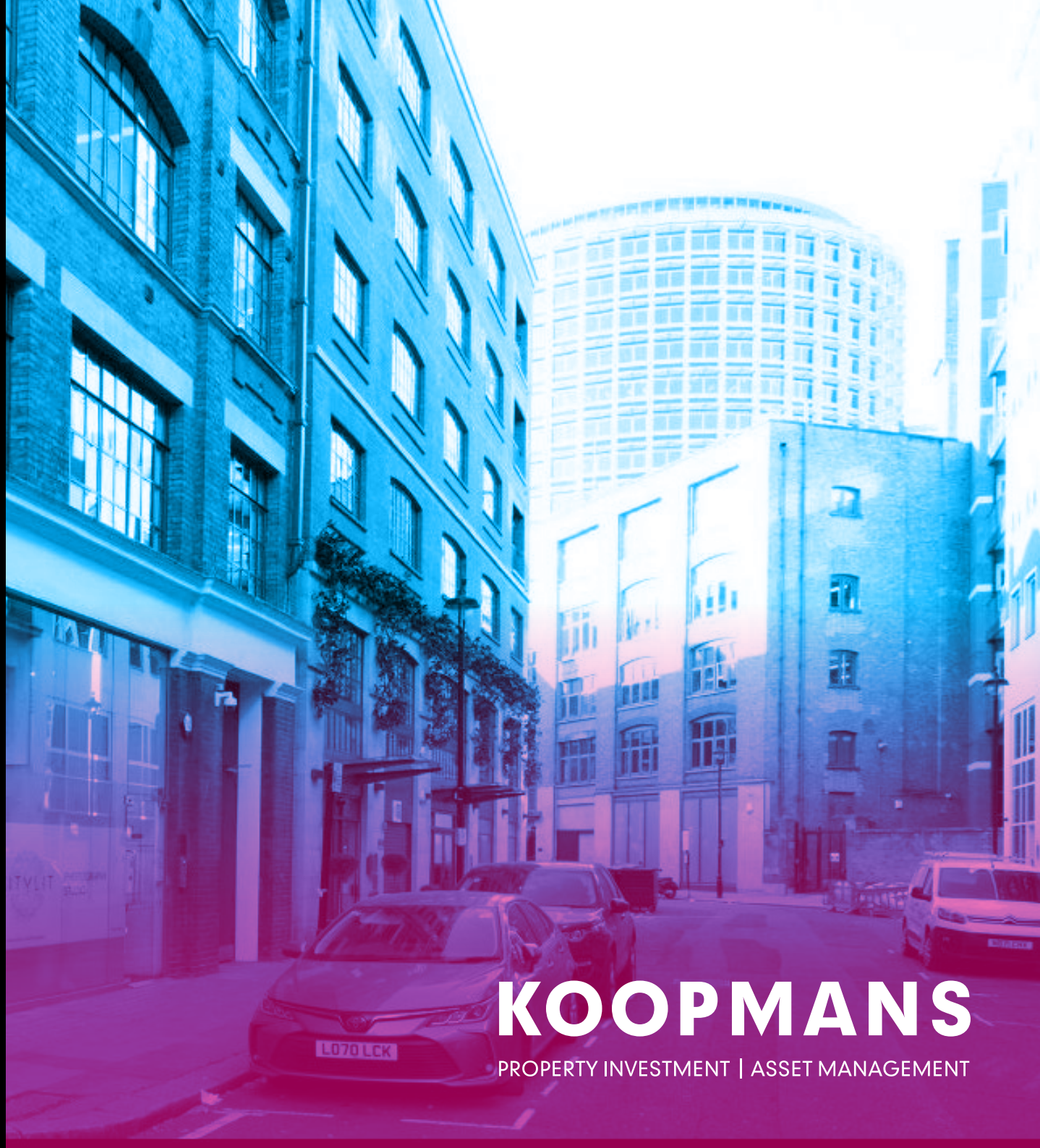


# 9-13 KEAN ST. LONDON WC2B 4AY

1,257 SQ FT OF CLASS  
F1 EDUCATION SPACE  
TO LET  
AVAILABLE SEPT 2025



## KOOPMANS

PROPERTY INVESTMENT | ASSET MANAGEMENT

# LOCATION

The property is located in Mid-Town and lies on the border of Covent Garden and provides easy access to the main attractions and amenities of the Covent Garden Piazza.

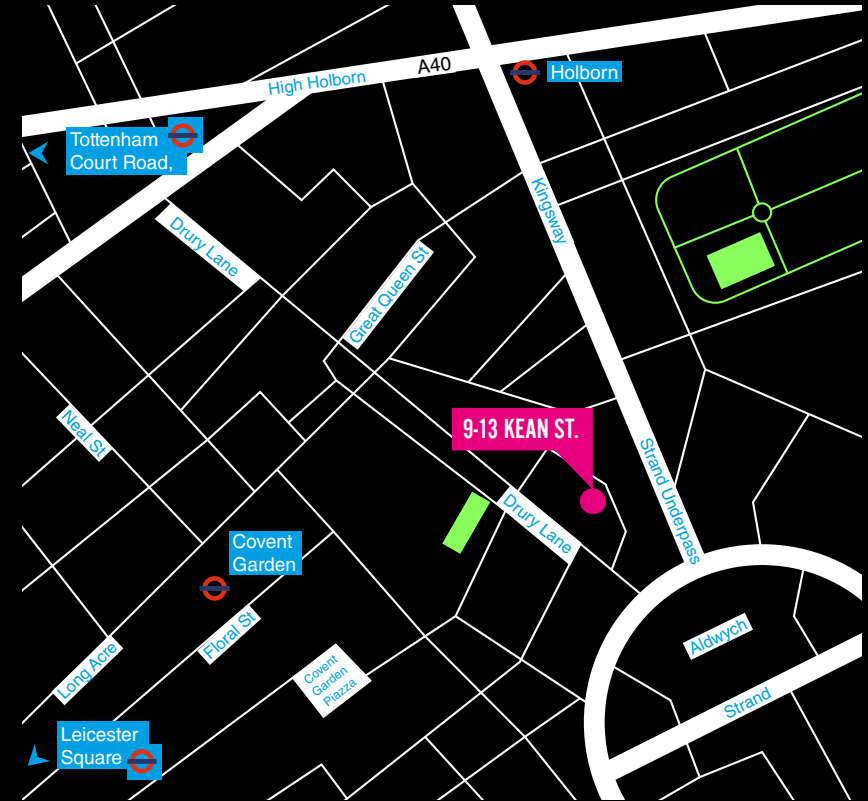
The surrounding area is an established office and entertainment location, providing a range of amenity offerings including an extensive choice of restaurants and bars, high-end hotels, theatres and cultural entertainment.

The property is a short walk from London School of Economics.



# SITUATION

Kean Street sits between Drury Lane and Kingsway and provides a mix of commercial and residential accommodation. Occupiers in the immediate vicinity include Aram Designs, Paul Smith, The Hummingbird Trust and Thornton & Baines. Kean Street has the benefit of being in a prominent location, but also enjoying less traffic and noise than surrounding streets.



# TRANSPORT

The property benefits from a range of nearby transport connections. Both Holborn & Covent Garden Underground Stations are a 6-minute walk away providing access to Piccadilly and Central lines. Charing Cross Mainline Station is a 10-minute walk south west from the property. Road communications are good with nearby Kingsway, which is a major thoroughfare in Central London, offering numerous bus routes and also Bike Hire stations.





## DESCRIPTION

This ground floor self contained unit has previously been used by a photography studio, but is suitable for all F1 Uses. There is good natural light to the front and rear, air conditioning, self contained, self contained WC's, 3m+ ceiling heights, exposed services and perimeter trunking.

The Landlord is applying for change of use to Class E, so a subject to planning deal is possible.

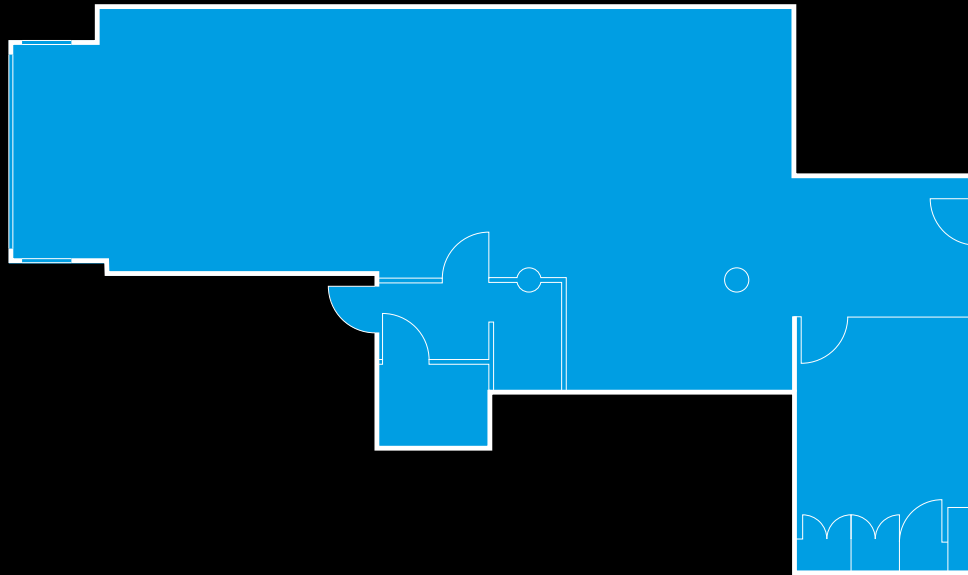
The Landlord will be undertaking some works of decoration to the offices, and the option of a bespoke refurbishment on a pre-let basis is available.



# FLOORPLAN

**1,257 SQ FT**

**116.77 SQ M**



## TERMS

New FRI Lease is available direct from the Landlord for a term to be agreed.

A bespoke refurbishment / pre-let option is available by way of negotiation, and Class E use subject to planning is possible (the Landlord has submitted a change of use application).

## BUSINESS RATES

2023 rateable value is £51,000.

Interested parties are advised to make their own further enquiries.

## RENT

£65,000 per annum exclusive.

## SERVICE CHARGE

£8.56 per sq ft.

## EPC

'C'

## VAT

VAT is payable on the rent and service charges.

## TIMING

Possession available from September 2025.

## LEGAL FEES

Each part to bear their own legal fees.

## KOOPMANS

PROPERTY INVESTMENT | ASSET MANAGEMENT

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