

Workplace Co.

# 9 KINGSWAY

HOLBORN , LONDON, WC2B 6XF

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THEWORKPLACECOMPANY.CO.UK | 020 7993 8075



# 9 KINGSWAY

The 2nd and 8th floors at 9 Kingsway have been fully refurbished to provide high-quality, plug and play office space. Both floors are fitted with desks, meeting rooms, phone booths, kitchenettes and generous breakout areas, offering a ready-to-occupy solution.

The 8th floor also benefits from a private terrace with views across Midtown.

Access is via a smart reception on Kingsway, with an additional private entrance on Kean Street. The building is arranged over ground and eight upper floors and provides two passenger lifts, bike racks and showers.

Available by way of a **new lease** direct from the Landlord


| Floor | SQFT  | Rent   | Rates  | Service | £ Monthly | £ Annually | Managed pcm |
|-------|-------|--------|--------|---------|-----------|------------|-------------|
| 2nd   | 3,762 | £64.50 | £12.35 | £17.32  | £29,522   | £354,268   | £36,839.86  |
| 8th   | 2,751 | £72.50 | £12.35 | £17.32  | £23,422   | £281,070   | £26,690.99  |

Available on a fully managed lease, including fit-out, furniture, utilities, and ongoing operational support. Managed by **WORKPLACE+**

## Key Features

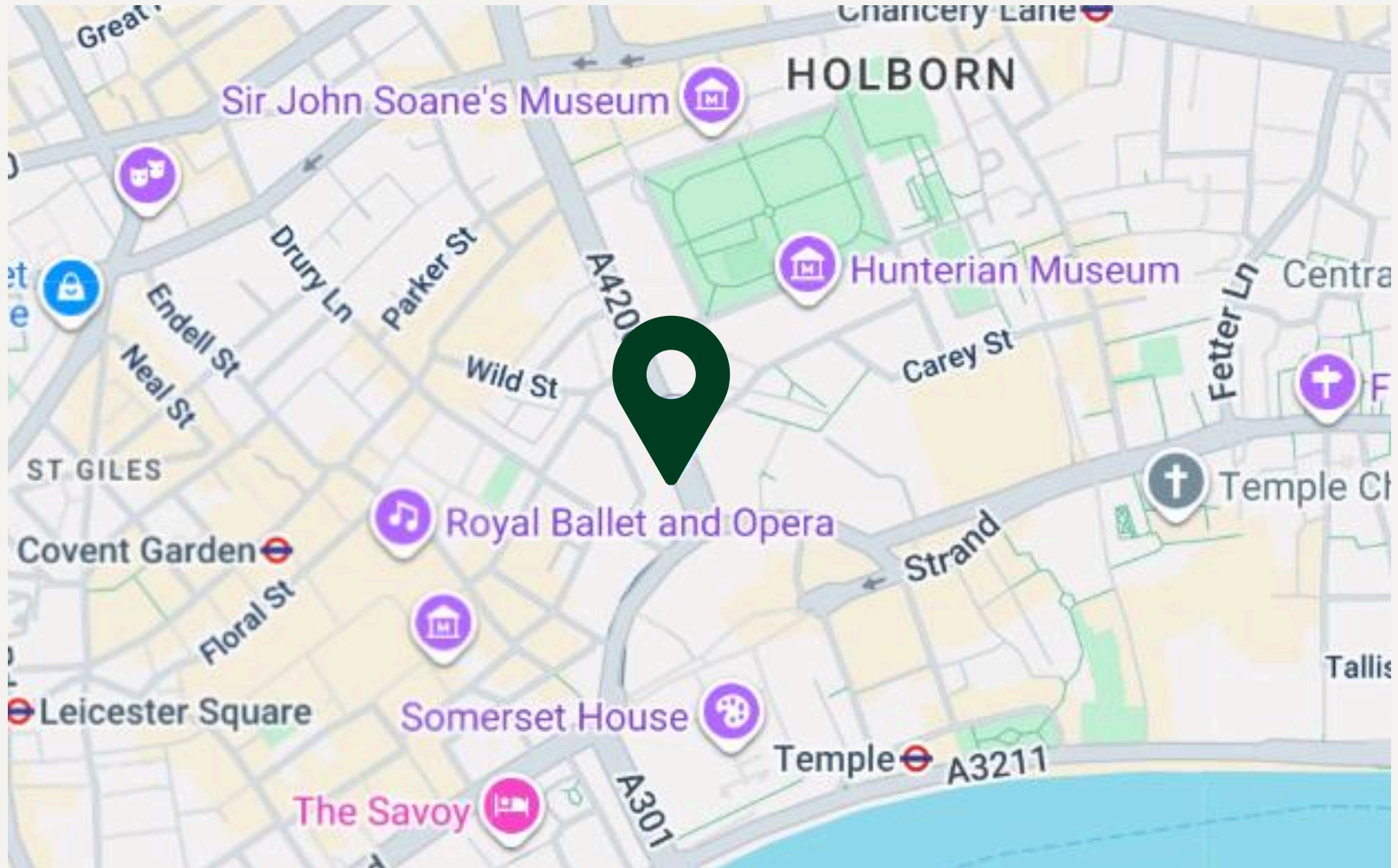
- Telecom pre-connected fibre
- Own entrance
- VRV air-conditioning system
- 24/7 access
- Onsite receptionist and security services
- Newly refurbished reception
- Two 8 person passenger lifts
- Shower and cycle facilities
- New LED lighting
- Generous floor to ceiling heights
- throughout the building

## Nearby Stations

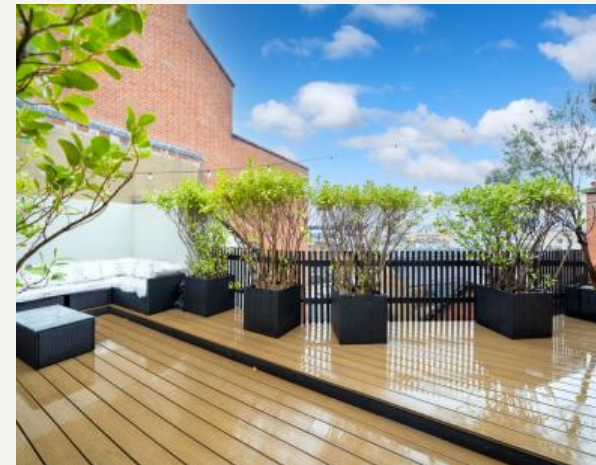
-  Holborn (6 mins walk)
-  Covent Garden (7 mins walk)
-  Temple (11 mins walk)

# 9 KINGSWAY

9 Kingsway is located at the southern end of Kingsway and the building comprises an attractive period building. Holborn, Covent Garden and Temple Underground Stations are all within easy walking distance providing access to the Central, Piccadilly, District and Circles lines.



# GALLERY



# FLOOR PLAN



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# VIEWINGS

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