

PRINCES HOUSE WC2B 6TP 37-39 KINGSWAY



An expansive natural
light filled ground
floor unit in the heart
of Midtown

TO LET / FOR SALE

GROUND FLOOR UNIT:

RETAIL / OFFICE / SHOWROOM

4,640 Sq Ft (431 Sq M)

Class E (no food)

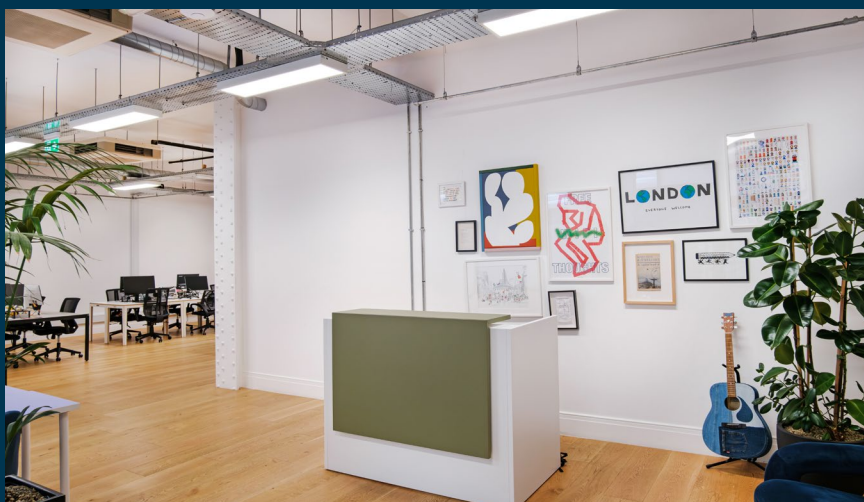
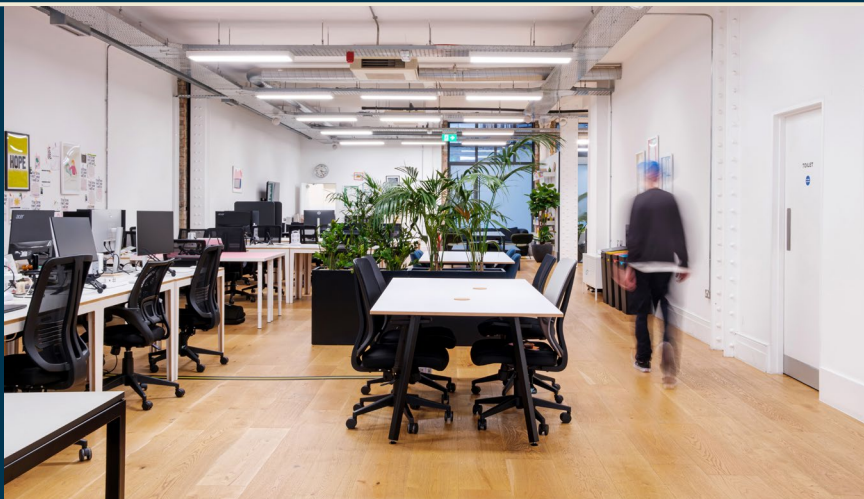
37-39 Kingsway, London, WC2B 6TP

PROPERTY@KOOPMANS.CO.UK
01923 853 749

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DETAILS

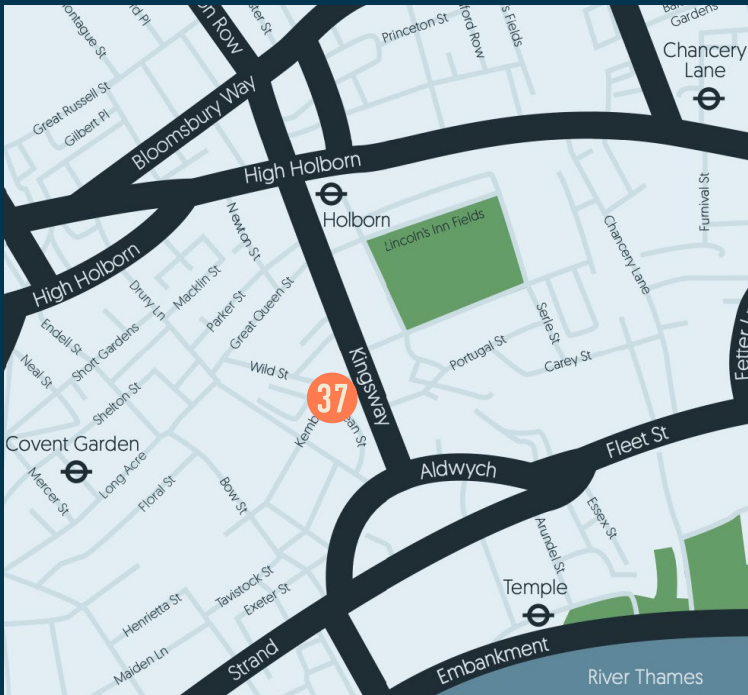
The unit comprises 4,640 Sq Ft of contemporary open plan space with 45 ft of fully glazed window frontage and meeting rooms at the rear. The unit benefits from natural light, high ceilings throughout (3.8m), parquet wood floors, exposed air conditioning, lighting, electric security shutters, kitchen and WCs. The space has been finished to a high standard and offers a flexible plug and play solution for occupiers seeking a modern, characterful environment in the heart of Midtown.



The space presents a flexible layout ideal for a range of occupiers, from creative studios and design agencies to professional services and showrooms. The generous ceiling height and large windows create an impressive sense of volume and brightness, while the high-quality finishes provide a polished yet adaptable environment. The property features five large meeting rooms, a kitchen, two storage rooms, a breakout area, and a welcoming reception space. Suitable for a single occupier or a group of businesses seeking a collaborative setting, it offers both flexibility and distinction in one of London's most vibrant commercial districts.

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LOCATION

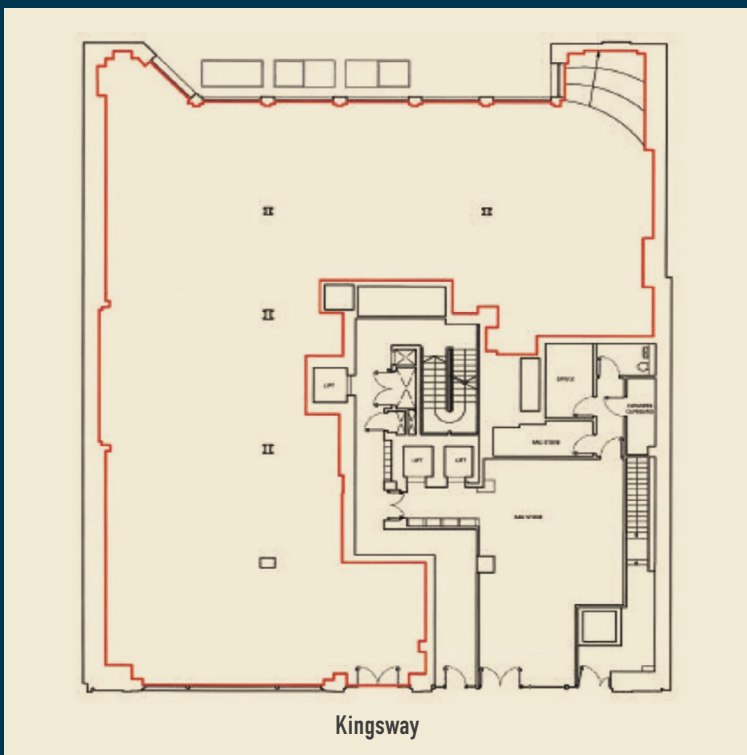
The property is situated on the west side of Kingsway, within a short walk of Covent Garden, Holborn, Temple and Chancery Lane underground stations. It benefits from a prominent frontage and an excellent location close to the amenities and shopping districts of Midtown and Covent Garden. Kingsway is also in close proximity to the Royal Courts of Justice, the Old Bailey, Lincoln's Inn Fields, and prestigious academic institutions such as the London School of Economics, King's College London, and the Royal College of Surgeons.

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With five spacious meeting rooms, a dedicated breakout area, and ample storage, the layout has been designed to support both focused work and creative interaction – offering an inspiring, fully equipped environment for modern teams.





TENURE

Long Leasehold (125 years from 02.03.2017 at a peppercorn rent).

Alternatively, a new occupational lease is available on terms to be agreed.

PURCHASE PRICE

On application

RENT

£225,000 pax (£55 psf)

BUSINESS RATES

Rateable Value: £257,500.

Interested parties are advised to make their own further enquiries

PERMITTED USE

The headlease permits high class A1 (non- food), A2, B1 and D1. As such, considering the revised planning Use Classes the unit is considered a wide Class E use (save for no food), plus F1 (STP).

FULL INFORMATION

All information is available in a Data Room. Access available on request.

AML

Satisfactory anti-money laundering and compliance information will be required of the purchaser.



ALL ENQUIRIES

CONTACT SOLE AGENT - KOOPMANS

Jamie Arva

07957 233 219

Jamiea@Koopmans.co.uk

Aman Parmar

07881 349001

Amanp@Koopmans.co.uk

Koopmans

221 Watling Street

Radlett, Hertfordshire

WD7 7AL

These particulars do not constitute or form any part of any offer or contract and all statements made herein are made without responsibility on the part of Koopmans or the vendor. Any intending purchaser should satisfy themselves as to their correctness. Neither the vendor or Koopmans, nor any person in their employment, make or have any authority to make any warranty in relation to this property. These particulars are supplied on the understanding that all negotiations are conducted through this office. November 2025.

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