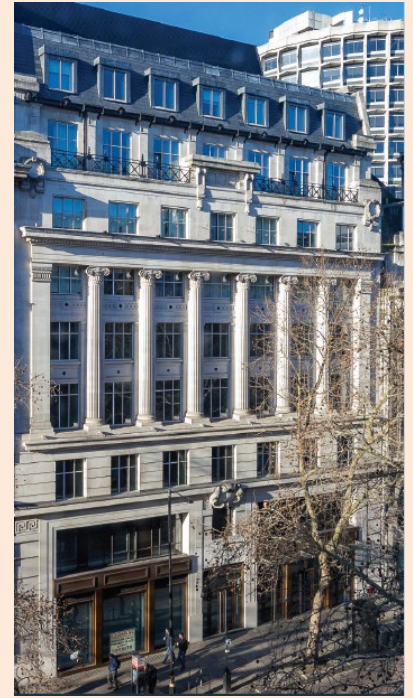


37-39 Kingsway, London, WC2B 6TP

GROUND FLOOR UNIT - TO LET / FOR SALE

4,640 Sq Ft (431 Sq M)



LOCATION

The property is situated on the west side of Kingsway, a short walk from Covent Garden, Holborn, Temple & Chancery Lane underground stations and is very well located close to all the amenities the Midtown and Covent Garden area offers. Kingsway is in close proximity to the Royal Courts of Justice, Old Bailey and Lincoln's Inn Fields and prestigious academic institutions such as the London School of Economics, Kings College London and the Royal College of Surgeons.

DESCRIPTION

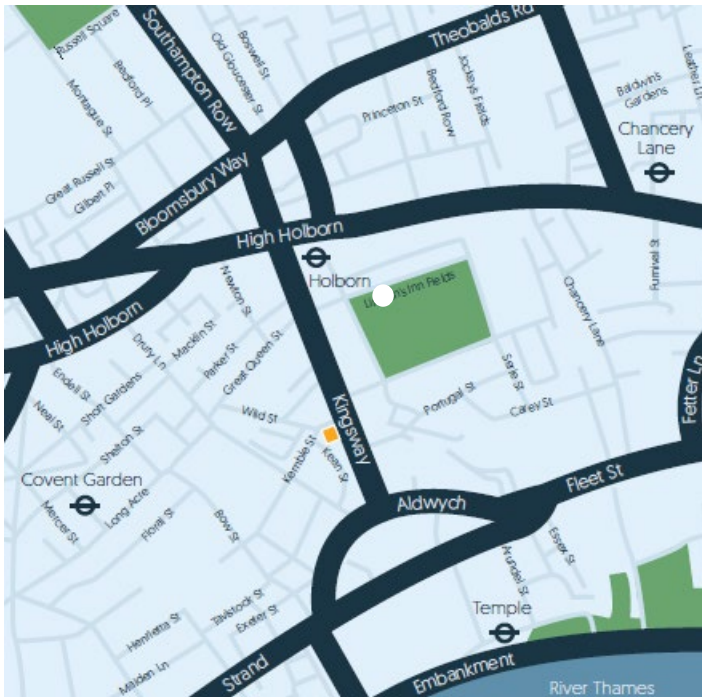
The unit comprises 4,640 Sq Ft of contemporary open plan space with extensive fully glazed window frontage and natural light and meeting rooms at the rear. The unit benefits from high ceilings throughout (3.8m), parquet wood floors, exposed air conditioning, lighting, electric security shutters, kitchen and

Acquisitions | Disposals | Rent Reviews | Lease Renewals | Property Management | Asset Management | Investments

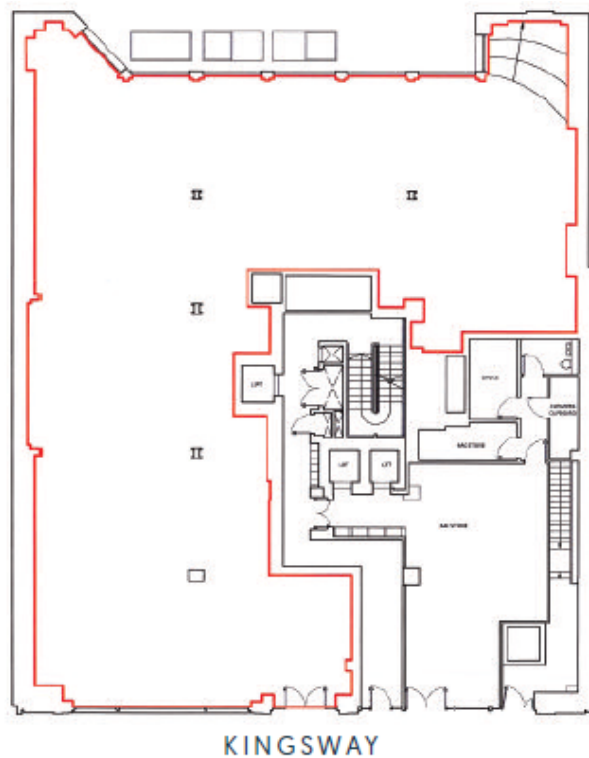
Koopmans, 221 Watling Street, Radlett, Hertfordshire WD7 7AL
T. 01923 853 749 F. 01923 854 493 E. property@koopmans.co.uk

koopmans.co.uk

LOCATION



PLAN



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.

PRICE

£2,900,000

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).

SERVICE CHARGE

TBC

VAT

Payable on all outgoings

EPC RATING

D

POSSESSION

On completion of legal formalities

LEGAL

Each party to bear their own legal costs

ALL ENQUIRIES

PLEASE CONTACT SOLE AGENT - KOOPMANS

Jamie Arva
01923 853 749
07957 233 219

Jamiea@koopmans.co.uk

Acquisitions | Disposals | Rent Reviews | Lease Renewals | Property Management | Asset Management | Investments

Koopmans, 221 Watling Street, Radlett, Hertfordshire WD7 7AL
T. 01923 853 749 F. 01923 854 493 E. property@koopmans.co.uk

koopmans.co.uk

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.
July 2025