

Workplace Co.

# 9 KINGSWAY

HOLBORN , LONDON, WC2B 6XF

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THEWORKPLACECOMPANY.CO.UK | 020 7993 8075



# 9 KINGSWAY

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. The lower ground floor is a newly refurbished, self contained, open plan CAT A unit with its own street entrance.

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

Floor	SQFT	Rent	Rates	Service	£ Monthly	£ Annually
Lower Ground	3,779	£29.50	£12.35	£17.32	£18,643	£223,603

## Key Features

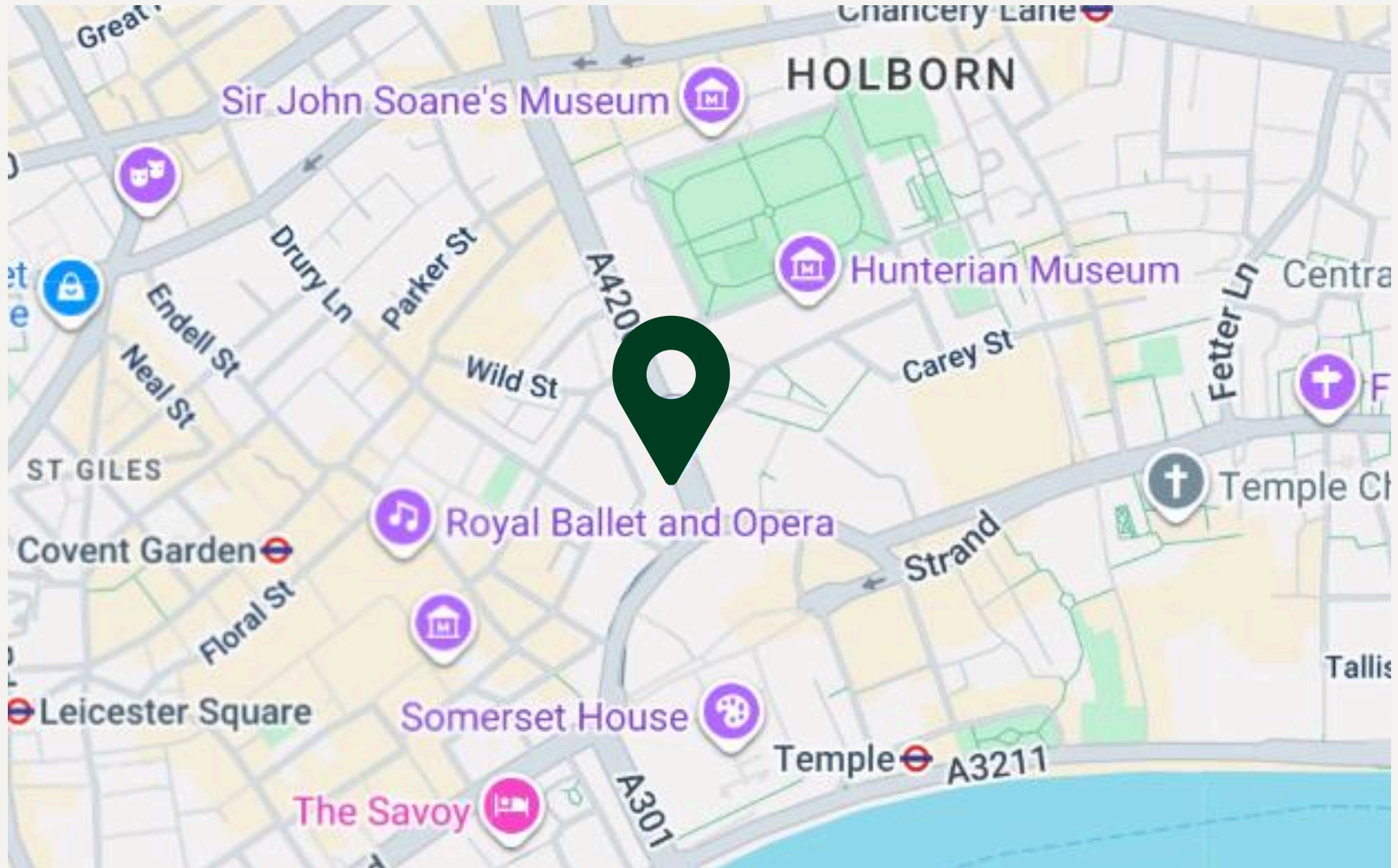
- Telecom pre-connected fibre
- Own entrance
- VRV air-conditioning system
- 24/7 access
- Onsite receptionist and security services
- Newly refurbished reception
- Two 8 person passenger lifts
- Shower and cycle facilities
- New LED lighting
- Generous floor to ceiling heights
- throughout the building

## Nearby Stations

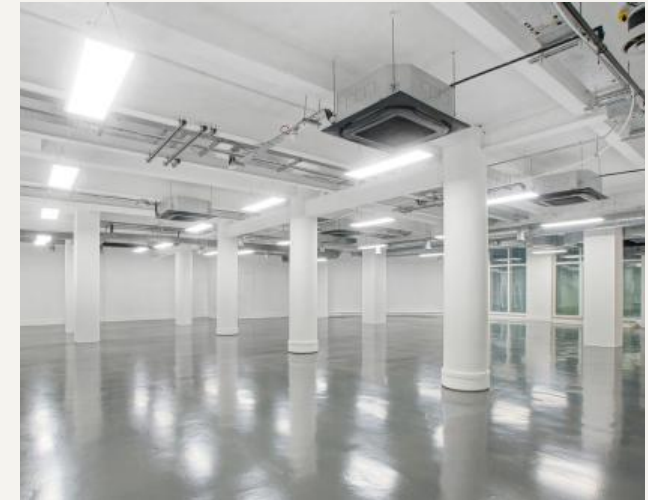
-  Holborn (6 mins walk)
-  Covent Garden (7 mins walk)
-  Temple (11 mins walk)

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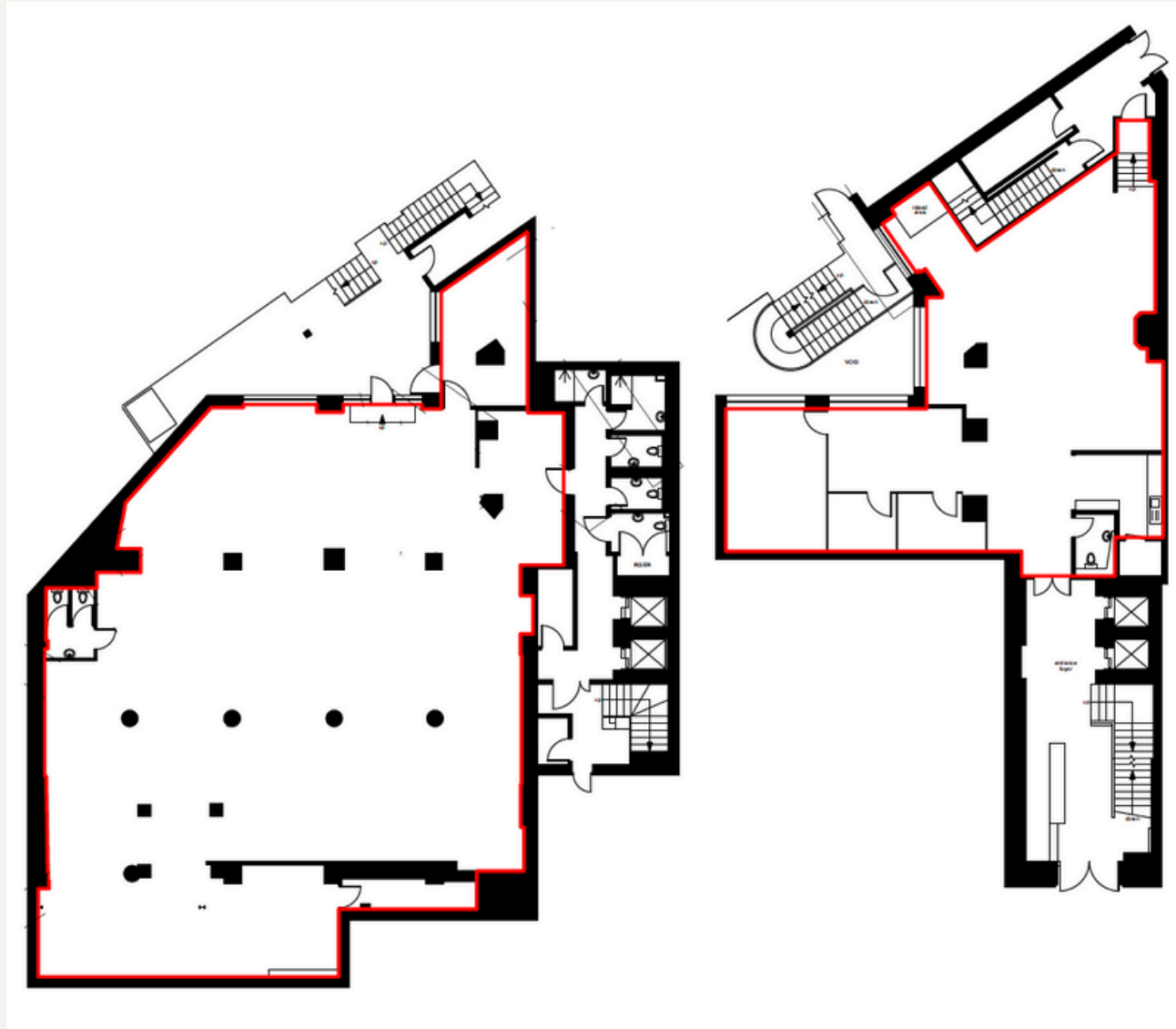
9 Kingsway is located at the southern end of Kingsway and the building comprises an attractive period building. Holborn, Covent Garden and Temple Underground Stations are all within easy walking distance providing access to the Central, Piccadilly, District and Circles lines.



# GALLERY



# FLOOR PLAN



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# VIEWINGS

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