

**\*\*\*NEW INSTRUCTION\*\*\***

**2<sup>ND</sup> FLOOR, 1 KINGSWAY**

**LONDON WC2**

**FULLY FITTED AND CABLED OFFICE**

**FROM 5,000 SQ FT (464.51 SQ M) TO 13,857 SQ FT (1,287.36 SQ M)**



**LOCATION:** Kingsway is positioned at the junction of Aldwych and Kingsway, the building is conveniently located amongst the numerous amenities found in Covent Garden and the peace and tranquillity of Lincoln's Inn. Holborn and Temple underground station (Piccadilly, Central, District and Circle line) are within a five minute walk providing a direct connection between London's West End and City. Charing Cross and Waterloo mainline stations are also in close proximity.

**020 7522 8500**

**DESCRIPTION:** Redeveloped by UK & European in 2009, No. 1 Kingsway provides occupiers a hugely efficient and modern building benefitting from a high specification.

The second floor is fully fitted, predominantly in an open-plan format, supported by various private offices and meeting rooms. Cabling and power provisions are already installed, providing an incoming tenant the ability to move in with minimal works or modifications.

**SPECIFICATION:**

- Large efficient floor plate with great natural light
- 4 x 13 person passenger lifts
- Metal-tile suspended ceilings
- Fully-fitted and cabled
- Minimum 2.7 clear floor to ceiling height
- Highly flexible, low maintenance and energy efficient air conditioning
- Double height reception and entrance hall
- 24 hour access
- Raised floors
- Basement cycle spaces and shower provisions

**ACCOMMODATION:** The floor can be offered by way of splits ranging from 5,000 sq ft upwards.

Floor	Description	Sq Ft	Sq M
Second (part)	Offices	5,000 +	464.51
Second (whole)	Offices	13,857	1,287.36

**TERM:** The whole or parts of the floor are available by way of a sub-lease for a maximum term until November 2026. The lease is contracted outside the 1954 Landlord and Tenant Act.

Alternatively, the space is available by way of an assignment of the lease.

**RENT:** £64.00 per sq ft Exclusive of business rates and service charge without review.

**RATES:** Business rates are approximately £27.00 per sq ft.

**SERVICE CHARGE:** £9.80 per sq ft.

**VIEWINGS:** By prior appointment via joint sole agents **MELLERSH & HARDING and SAVILLS**

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