

YORK HOUSE

KINGSWAY

THE HERE & NOW

York House has been thoughtfully repositioned to deliver an exceptional workplace experience. A striking new reception, premium end-of-journey facilities and beautifully designed, fully fitted penthouse office with private outdoor space combine to create a workspace tailored to the needs of today's occupiers.

Blending classical charm with contemporary design, York House offers the perfect balance of heritage and modernity in one of London's most connected and central locations.



RECEPTION



York House delivers an exceptional first impression. The generous, design-led reception has been thoughtfully curated to create a warm and sophisticated arrival experience, complete with dedicated receptionist, elegant soft seating and welcoming breakout areas. Whether greeting clients, meeting colleagues or taking a moment away from the office, the reception provides a refined, hotel-style environment that sets the tone for the workplace beyond.

RECEPTION

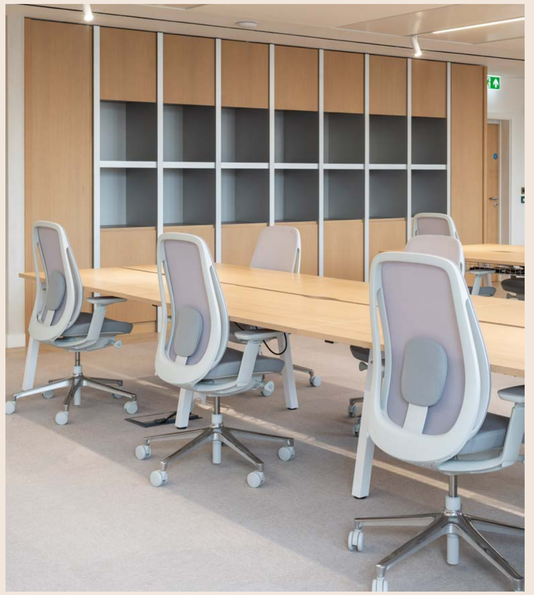


The 8th floor offers a fully fitted penthouse office with private outdoor space at its heart. Elevated and beautifully finished, it's a premium specification that sets a new benchmark.

8TH FLOOR OFFICE AREA

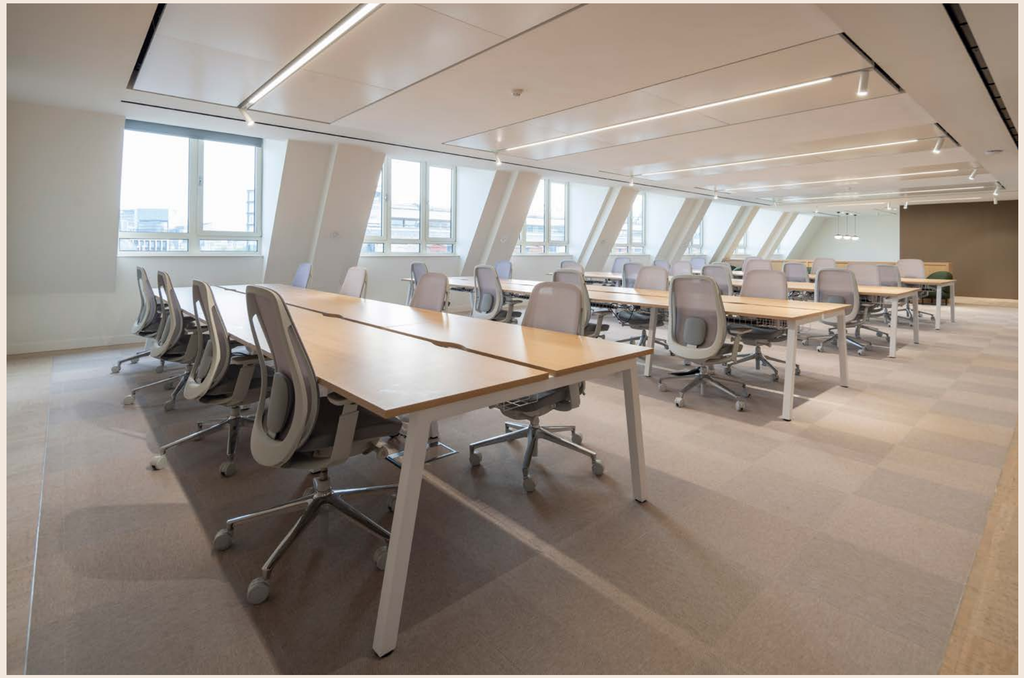
















8TH FLOOR KITCHENETTE

8TH FLOOR

3,773 SQ FT (350 SQ M)



N

Key

- Available office
- Core
- Terrace
- WCs

Floor plan not to scale.
For identification purposes only.

32x workspaces	2 private terraces
Reception/ Welcome area	2x 7 person meeting room
12 hot desks	1x 4 person meeting room
Fitted Kitchen	1x 16 person boardroom
Kitchen breakout	2x phone booths



8TH FLOOR BREAK-OUT

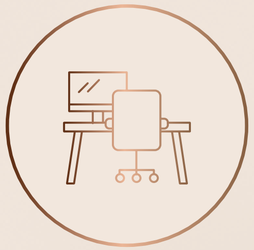
Bathed in light.

Bathed in natural light and commanding expansive views across London's skyline, this is a workplace designed to inspire creativity, collaboration and performance. Combining exceptional design, premium amenities and unrivalled outdoor space in a prime central London location, the penthouse offers an outstanding opportunity for ambitious businesses.



8TH FLOOR BOARDROOM

SPECIFICATION



Fully fitted and furnished workspace



Brand new air conditioning



3 x 8-person passenger lifts



Bike racks



Showers and changing facilities



Refurbished reception with commissionaire



LED lighting with PIR & day light sensors



Fully cabled to provide data and power



BREEAM Excellent Targeting







AT THE CENTRE OF EVERYTHING

Located 5 minutes from Holborn Underground station, York House is superbly located for public transport connections and the vast array of food and entertainment on offer in Covent Garden.







ON YOUR DOORSTEP

LOCAL OCCUPIERS

01 Yahoo
02 Marathon Asset Management
03 Red Bull
04 Twitch
05 Fladgate LLP
06 Mischcon de Reya LLP
07 Quilter Cheviot
08 Condé Nast
09 Spotify
10 The Economist
11 Brunswick
12 London School of Economics
13 Comcast
14 Wasserman Media Group
15 King's College London
16 Soho Works
17 Verizon
18 Framestore
19 Google
20 McKinsey

RESTAURANTS

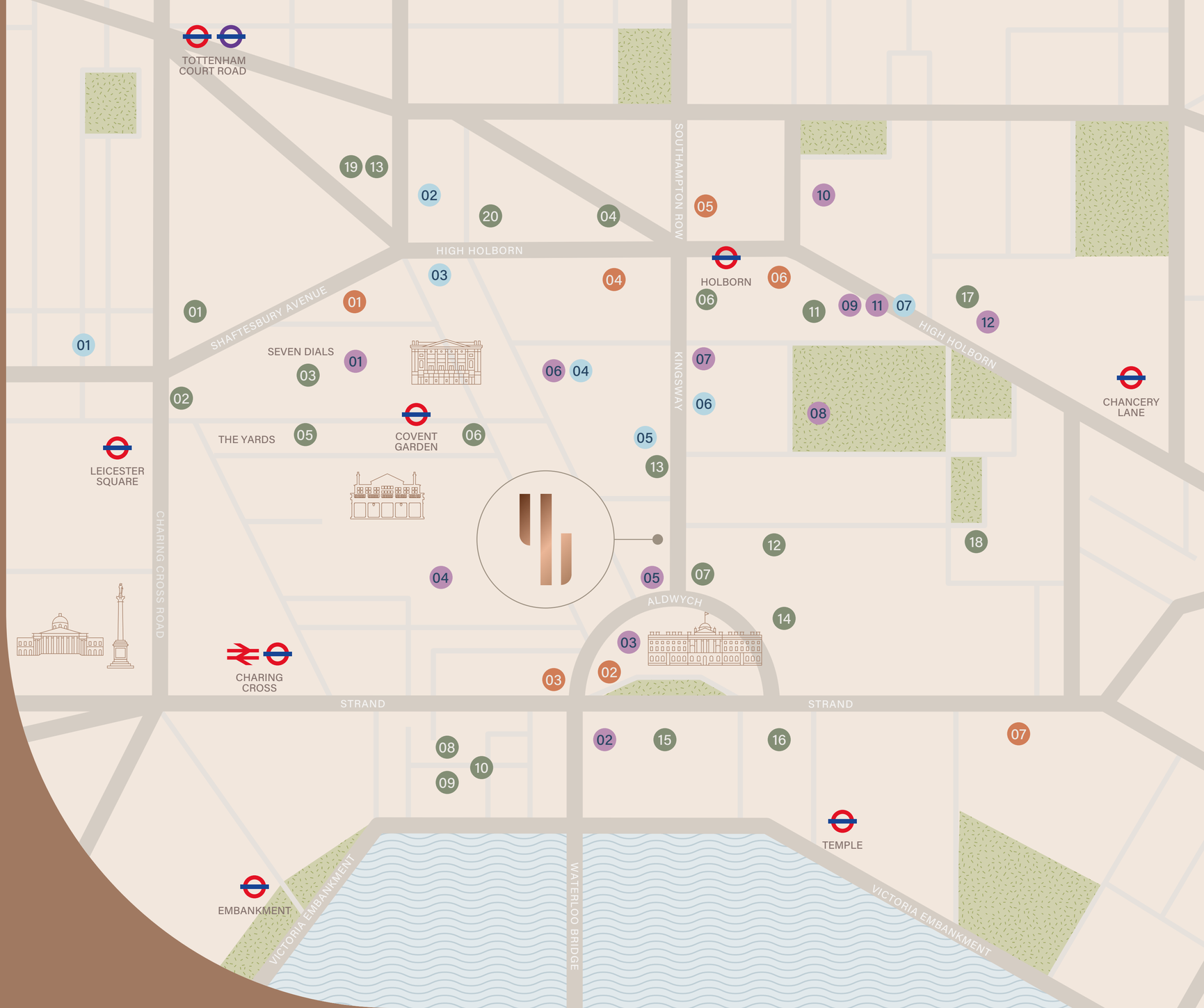
01 Hawksmoor Seven Dials
02 Spring
03 Radio Rooftop Bar
04 Balthazar
05 The Delaunay
06 Shoryu Ramen
07 Sushi Hiroba
08 Fields Bars and Kitchen
09 Holborn Dining Room
10 The Square Pig
11 Mirror Room
12 Kimchee

HOTELS

01 Covent Garden Hotel
02 ME Hotel
03 One Aldwych Hotel
04 The Hoxton
05 L'oscar London
06 Rosewood London
07 Apex Hotel

COFFEE SHOPS

01 Konditor & Cook
02 The Coffee Tree
03 Monmouth Coffee
04 The Black Penny
05 SOHO Coffee Co.
06 Paul
07 Gail's



CONNECTED AT EVER TURN

WALKING TIMES TO

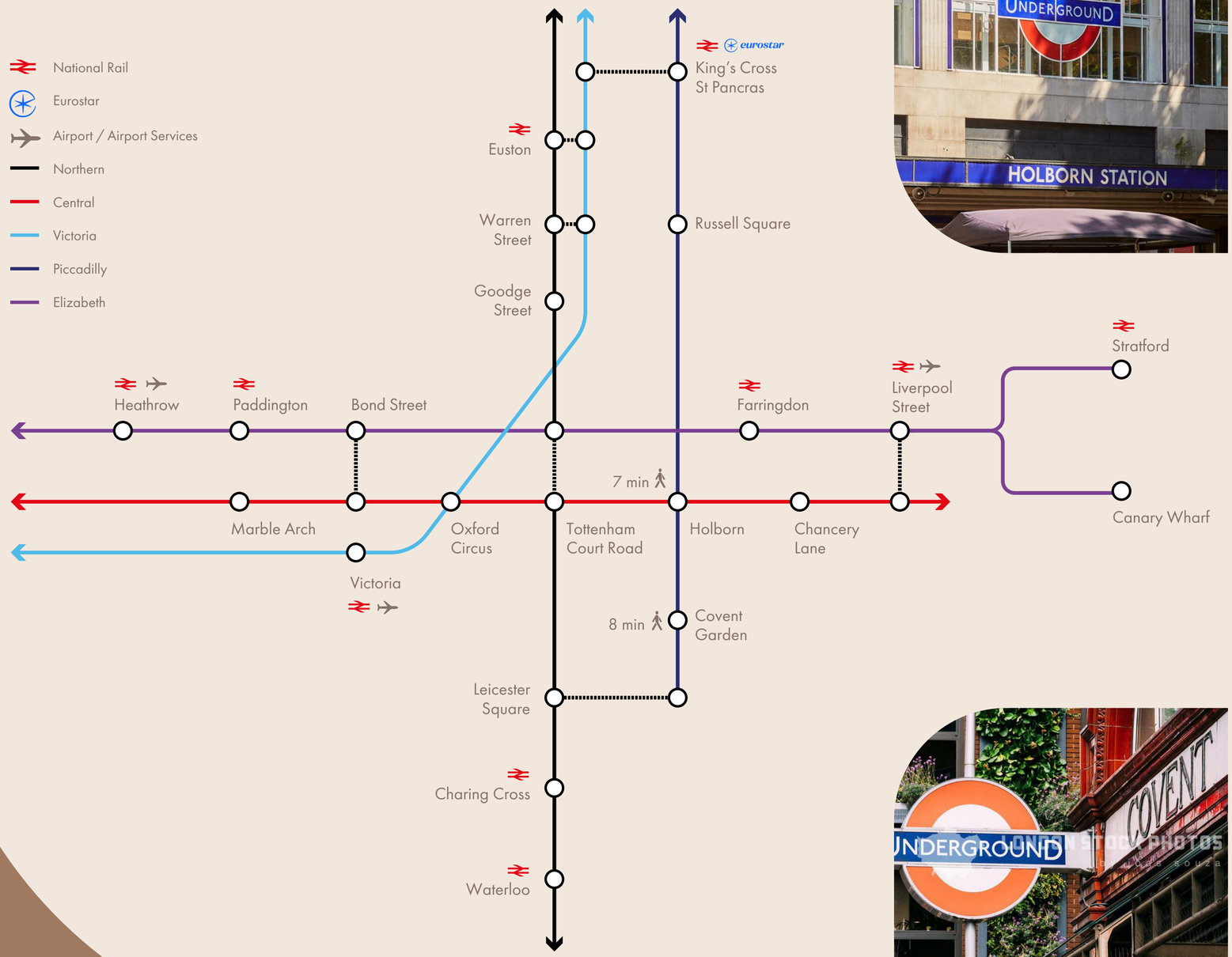
Holborn	7 mins
Temple	7 mins
Covent Garden	8 mins
Charing Cross	10 mins
Leicester Square	12 mins
Chancery Lane	13 mins
Embankment	13 mins
Tottenham Court Road	13 mins
Waterloo	17 mins

TRAVEL TIMES FROM YORK HOUSE

Bank	15 mins
Liverpool Street	18 mins
Victoria	18 mins
King's Cross	19 mins

TRAVEL TIMES VIA ELIZABETH LINE

Bond Street	10 mins
Farringdon	11 mins
Paddington	14 mins
Canary Wharf	21 mins
Heathrow	39 min



TERMS:
Available upon request.

VIEWINGS:
Strictly through joint sole letting agents.

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