

3 3 - K I N G S W A Y

C O V E N T G A R D E N W C 2

33KINGSWAY.LONDON



Entrance

Stylish new office space in
the heart of London from
2,137 to 27,996 sq ft.

THE BUILDING

A comprehensive refurbishment

33 Kingsway has undergone a comprehensive refurbishment across all available office floors, providing a new reception, end-of-trip facilities, a range of terracing on levels 2-6 and a dedicated occupier fitness studio provided by reFIT.

The office floors provide contemporary office space, fit for the modern occupier and will provide a range of Cat A or fitted space, helping you choose the right solution for your business.

The office floors are flooded with natural light, thanks to the full-height atrium and dual aspect windows from Kingsway and Kean Street.



Reception

THE BUILDING

ACCOMMODATION

LOCATION

CONTACT

33 • KINGSWAY

ACCOMMODATION

Reception Area



THE BUILDING

ACCOMMODATION

LOCATION

CONTACT

33 · KINGSWAY

ACCOMMODATION

Active Hub

THE BUILDING

ACCOMMODATION

LOCATION

CONTACT

33 · KINGSWAY

ACTIVE HUB

A brand new Active Hub offering facilities designed to encourage enhanced wellness and sustainable commuting

99
Lockers

8
Showers

2
Clothes
Steamers

2
Airing
Stations

65
Bike Spaces

1
Gym & Studio

Changing area

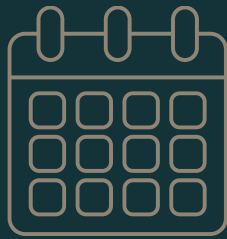
FITNESS FACILITIES

Bespoke fitness facilities,
powered by reFIT,
available to all tenants.

GYM + STUDIO




ON-DEMAND VIRTUAL
INSTRUCTOR-LED
WELLNESS STUDIO


MULTIPLE USES FOR
GROUPS, PRIVATE
BOOKING OR SCREENINGS


COMPATIBLE WITH
MULTIPLE CONTENT AND
FITNESS PLATFORMS


LED TV WALL OR LASER
PROJECTIONS, SOUND
SYSTEM. AMBIENT AND
MUSIC-REACTIVE LIGHTING


WORLD LEADING
CLASSES FROM LES
MILLS AND EARTH + SKY


SCREEN SHARING
CAPABILITY FROM
ANDROID AND
APPLE DEVICES

Using world leading platforms:













* Require personal subscriptions

ACCOMMODATION

Fully Fitted 5th Floor



33 Kingsway provides a true high quality plug and play opportunity that will support your business. Our fully fitted CAT A+ solution allows your company to easily move in to the space. Without any worry about furnishings and IT set up, all you need to bring is your staff and laptops to enjoy stylish furniture and optimised workstations.

THE BUILDING

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33 • KINGSWAY

ACCOMMODATION

Fully Fitted 5th Floor



THE BUILDING

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LOCATION

CONTACT

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ACCOMMODATION

Fully Fitted 5th Floor



THE BUILDING

ACCOMMODATION

LOCATION

CONTACT

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ACCOMMODATION

Balcony 2nd–5th Floors



THE BUILDING

ACCOMMODATION

LOCATION

CONTACT

33 • KINGSWAY

ACCOMMODATION

CAT A 7th Floor

THE BUILDING

ACCOMMODATION

LOCATION

CONTACT

33 • KINGSWAY

ACCOMMODATION

CAT A 7th Floor

THE BUILDING

ACCOMMODATION

LOCATION

CONTACT

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Availability

Floor	Terrace	Sq Ft	Sq M	Availability
8th	-			Let
7th (CAT A)	-	6,013	599	Available Now
6th	-			Let
5th (New CAT A+)	Yes	6,601	613	Available Now
4th	-			Let
Part 3rd - East	-			Let
Part 3rd - West	-			Let
2nd (Fitted)	Yes	6,665	619	Available Now
1st (Fitted)	-	6,580	611	Available Now
Ground (New CAT A+)	-	2,137	198	Available Now
Lower Ground	-			Active Hub
Total Available		27,996	2,640	

*Not included in total lettable area

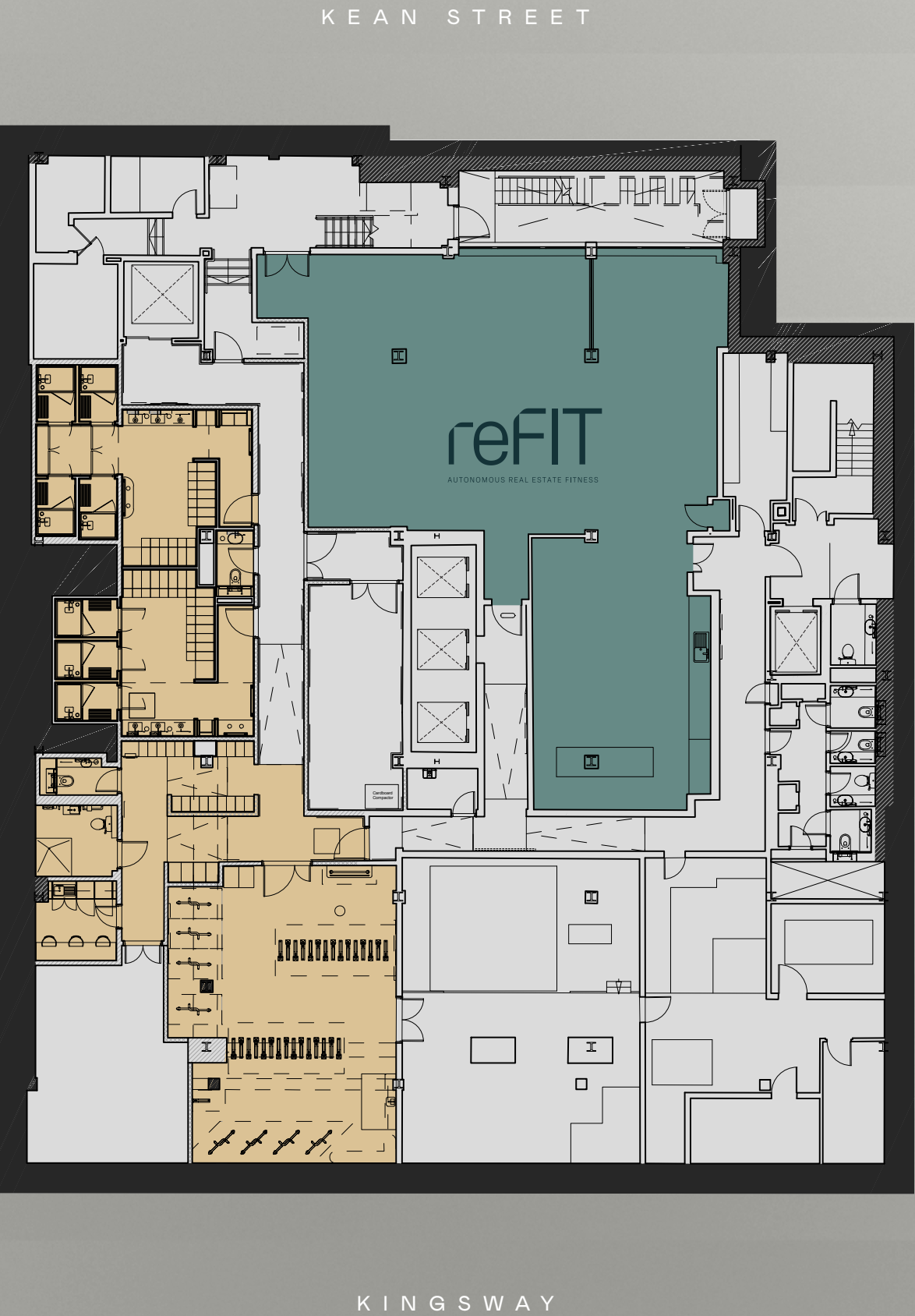
Floor Plans

LG

2,757 sq ft
256 sq m



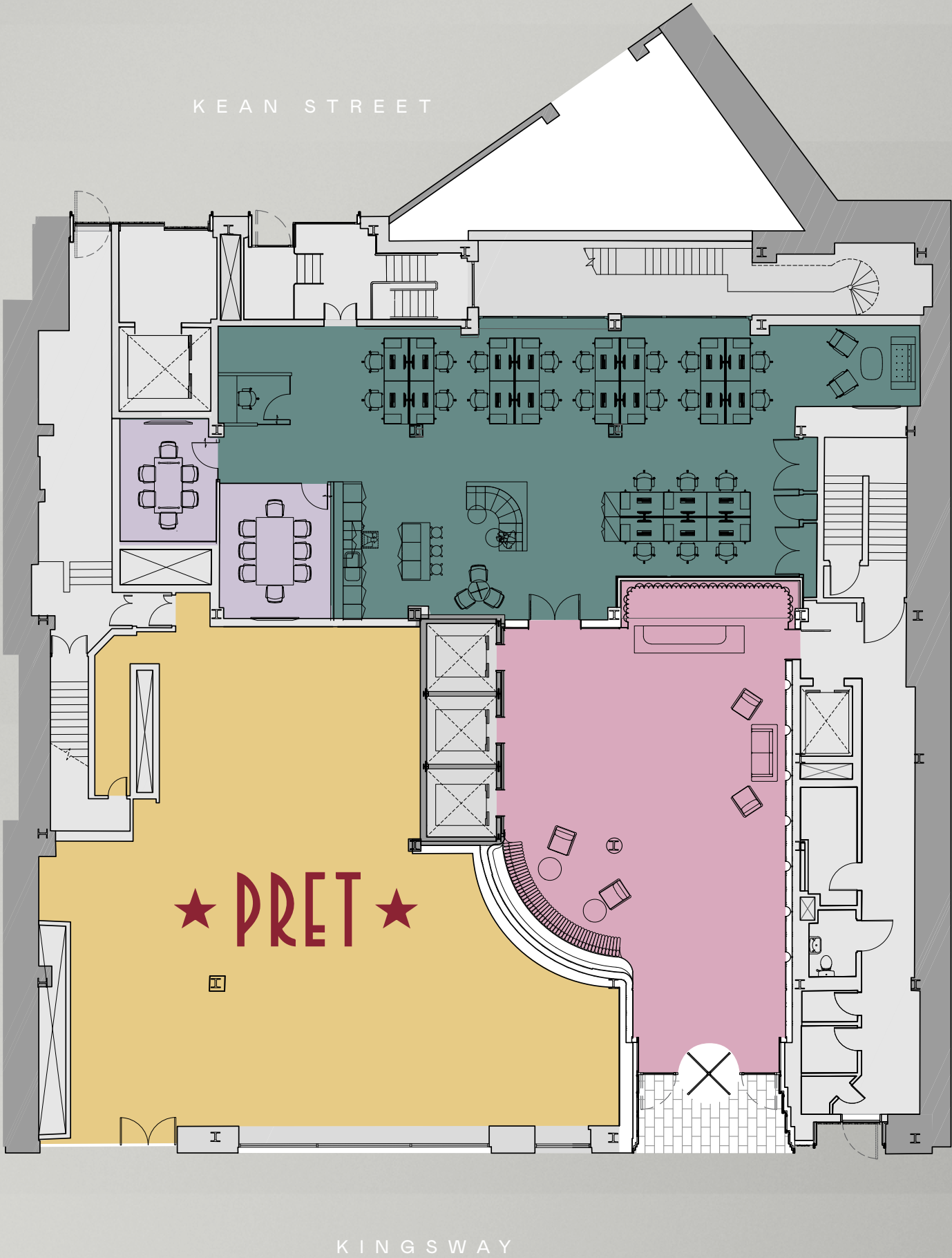
reFIT will be providing a fitness facility in the basement which will be available for all occupiers in the building.



Floor Plans

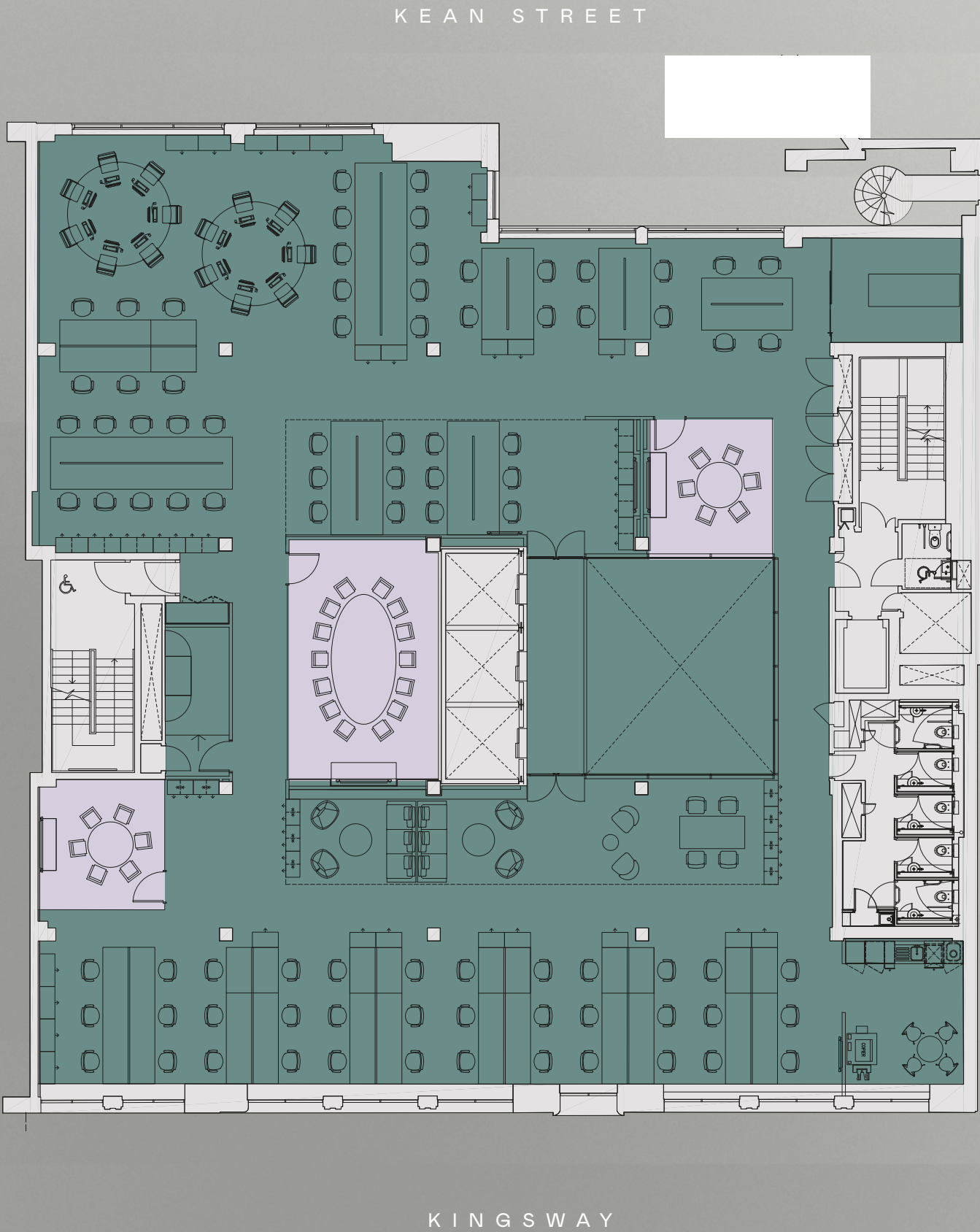
G

2,137 sq ft
198 sq m



1st

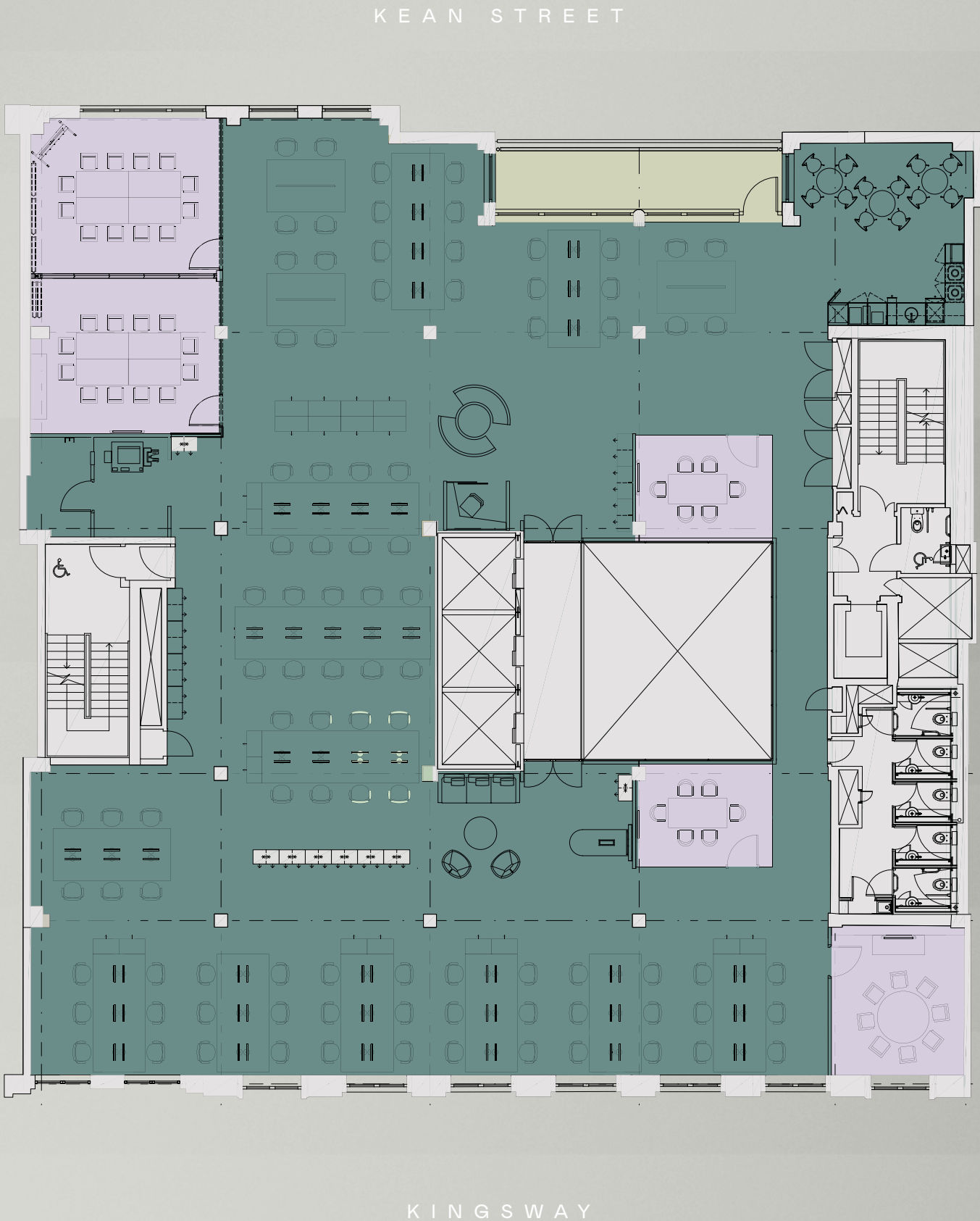
6,580 sq ft
198 sq m



Floor Plans

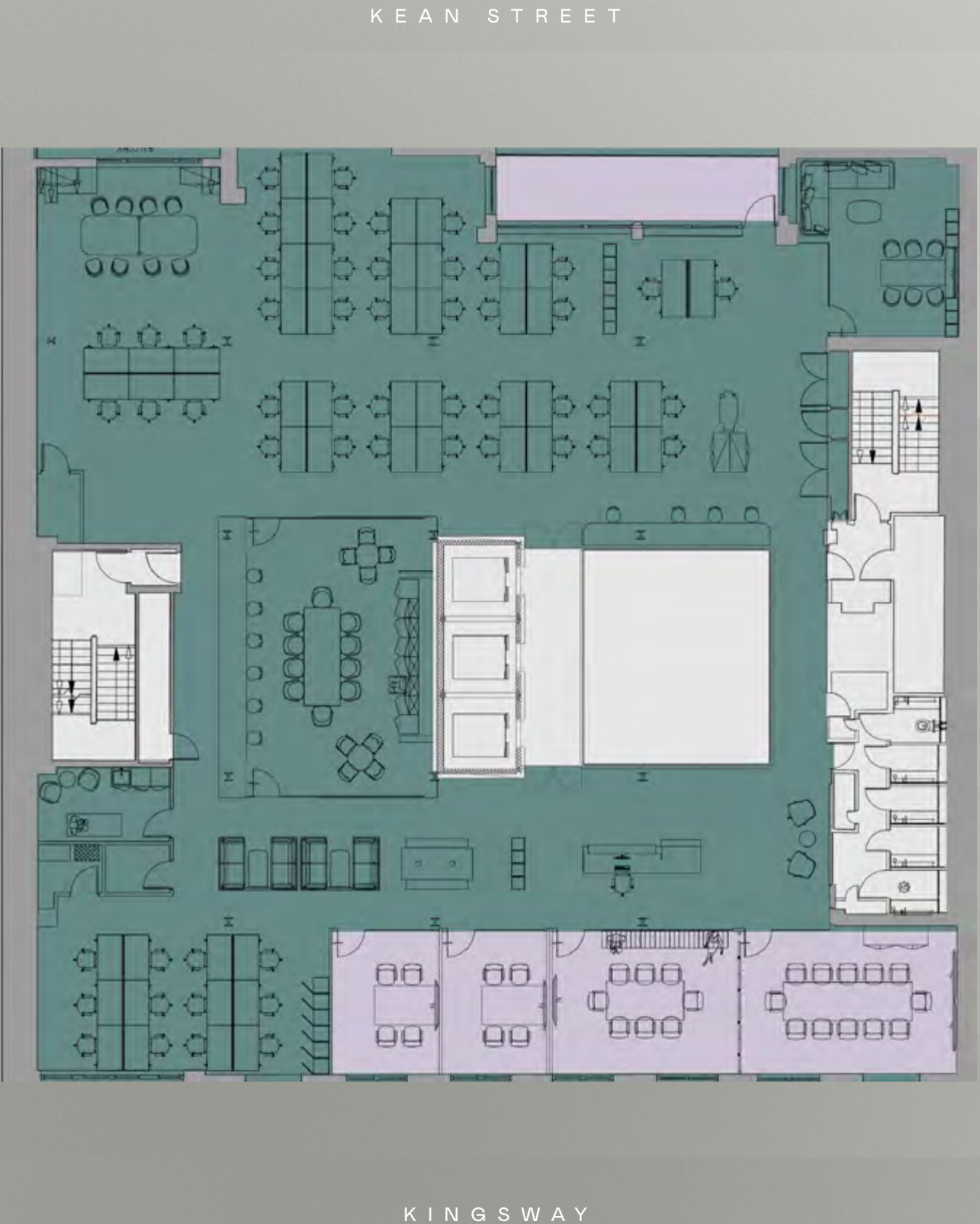
2nd

6,665 sq ft
619 sq m



5th

6,601 sq ft
613 sq m



Floor Plans

7th

6,013 sq ft
599 sq m

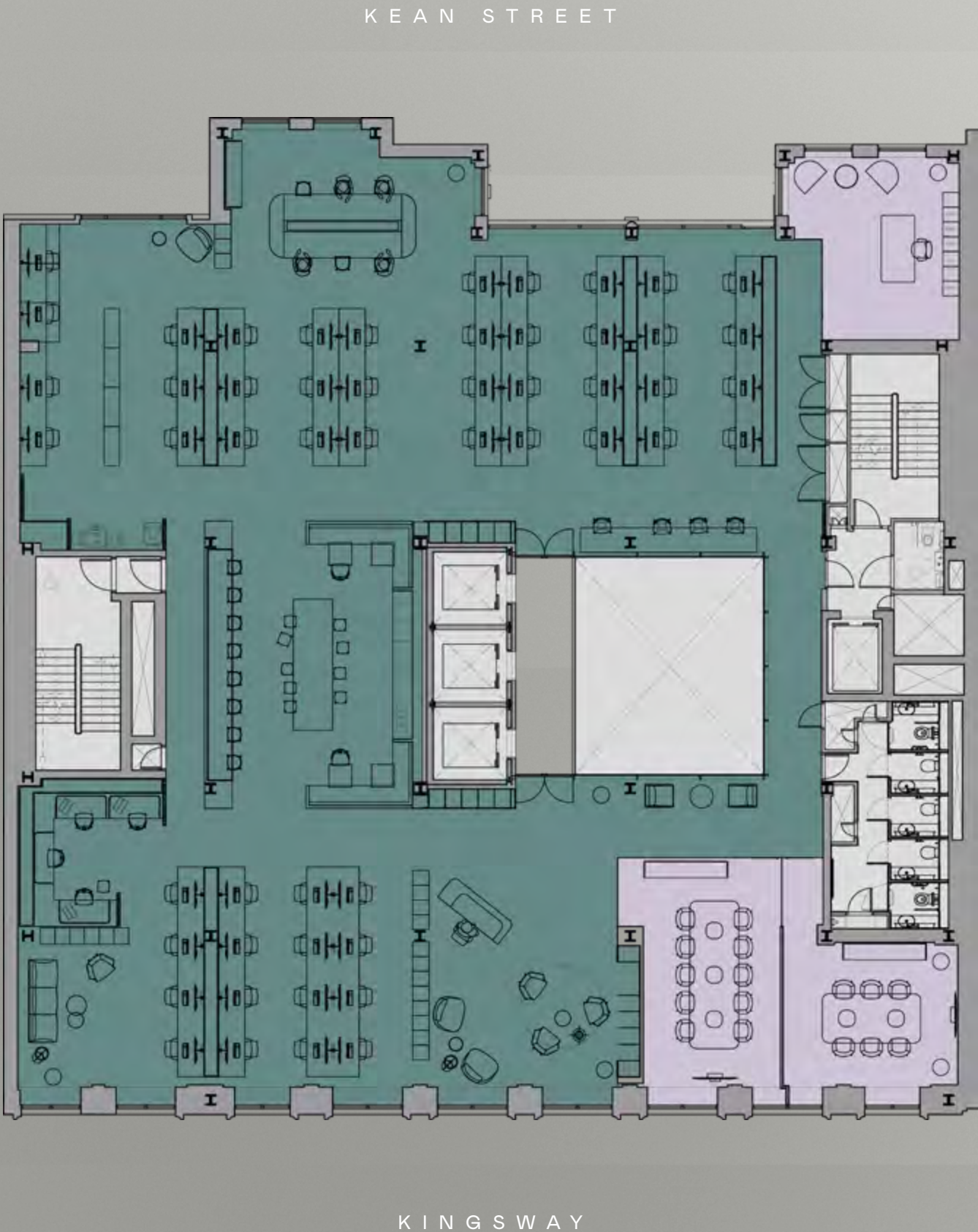


Spaceplan

7th

6,013 sq ft
599 sq m

Open Plan Workstations	56
Quiet Spaces	4
10 x Person Meeting Room	1
6 x Person Meeting Room	1
6 x Person Informal Meeting Room	1
4 - 6 x Person Breakout Space	1
22 - 26 x Person Fitted Kitchen	1
Reception Area	1
Coat Wardrobes	2
Self Contained WC's	5
Accessible WC	1
Utility Area	1





ACCREDITATIONS

BREEAM®

TARGETING EXCELLENT


Elevate®

BUSINESS CONNECTED


SUPERFAST

MOBILE COVERAGE


ACTIVE
SCORE
PLATINUM

PLATINUM



EPC B

ESG

Designed with the future in mind

The building has undergone a contemporary, future proofing refurbishment, complete with essential building certifications to help businesses meet their Environmental, Social and Governance (ESG) targets.

Health and well-being facilities matter, and 33 Kingsway has been renovated to generate occupier engagement in active modes of transport and fitness activities.


Elevate®

OCCUPIER BENEFITS

GET IN AS LITTLE AS 24 HOURS

100% UPTIME AVAILABLE

SYMMETRICAL SPEEDS UP TO 10GBPS

TRANSPARENT AND AFFORDABLE PRICING

24/7/365 UK-BASED SUPPORT

SETUP TO HANDLE COMPLEX REQUIREMENTS

DEDICATED CONNECTION CONCIERGE

THE BUILDING

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Specification



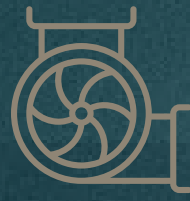
New end-of-journey facilities & gym



New remodelled reception and entrance



Private terraces on 2nd to 6th floors



Exposed services



New electric VRF air conditioning



3 x 13 person lifts & 2 x goods lift



LED lighting



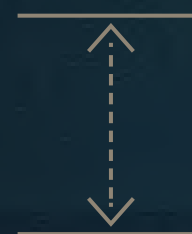
1:10 sq m occupancy design



Stunning central atrium with bridge links



6 WC's on each floor

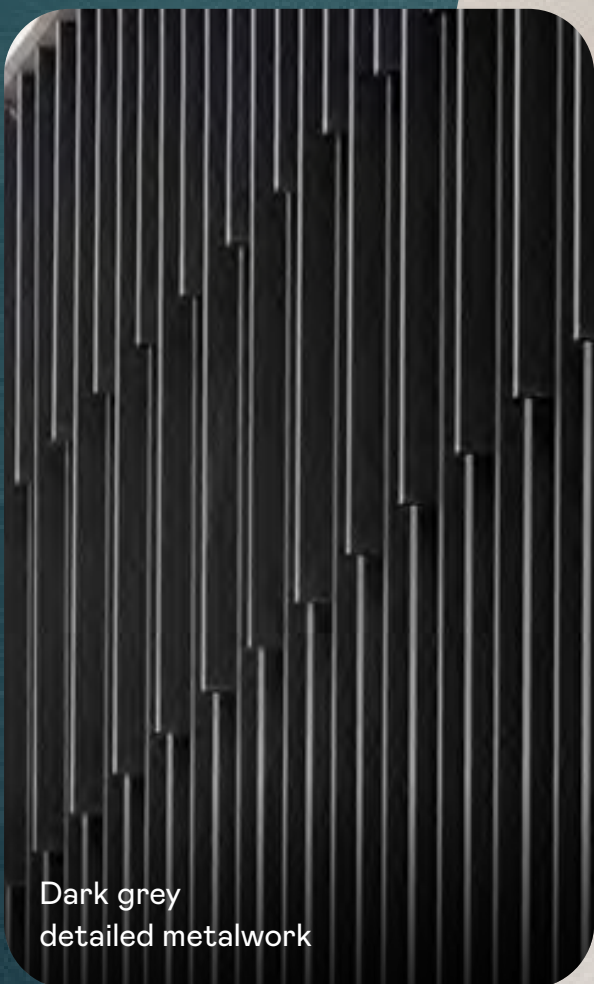


2.60m - 5.62m floor-to-ceiling height



Raised floors

Selected Finishes



Dark grey detailed metalwork



Glazed blue/green coloured tiles



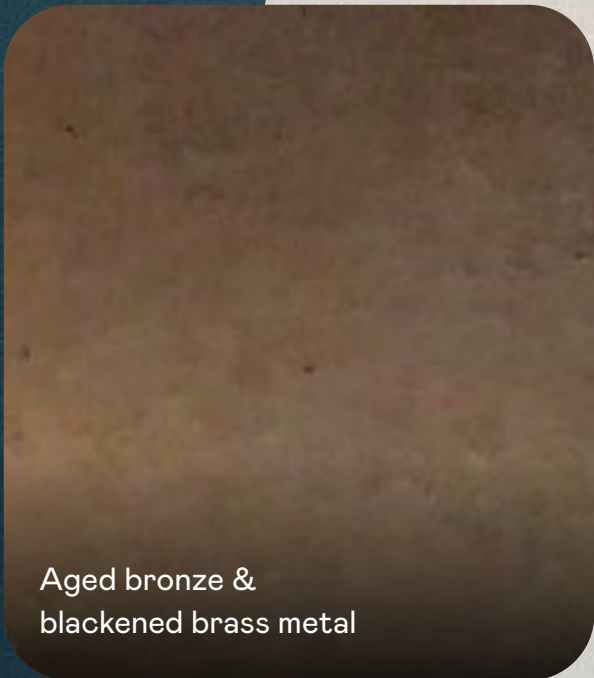
Colourful terrazzo feature tiles



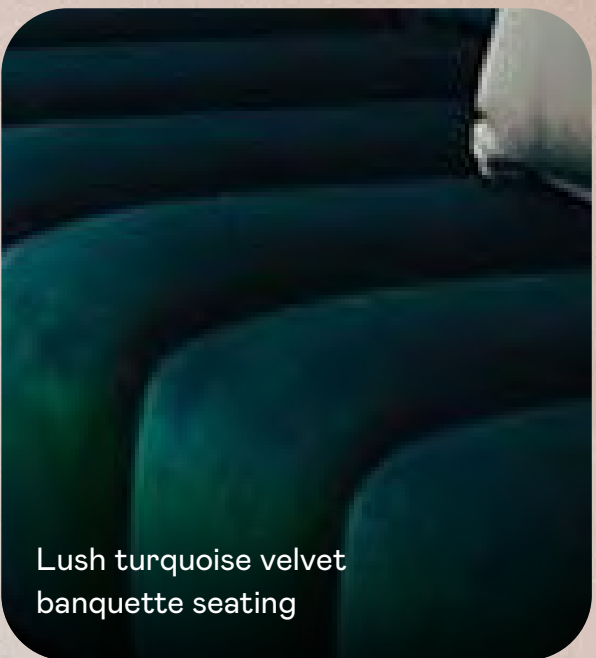
Terrazzo floor tiles



Feature metalwork with lighting



Aged bronze & blackened brass metal



Lush turquoise velvet banquette seating



Fluted concrete panels

LOCATION

Enjoy the best of both worlds, with The West End and Midtown on your doorstep



The Oystermen



Reformation



Club Monaco

33 Kingsway is located in the south-east corner of Covent Garden, the gateway to the vibrant West End of London. Perfectly positioned to take advantage of a bustling scene with some of the best bars, restaurants, retail, cultural arts the city has to offer.

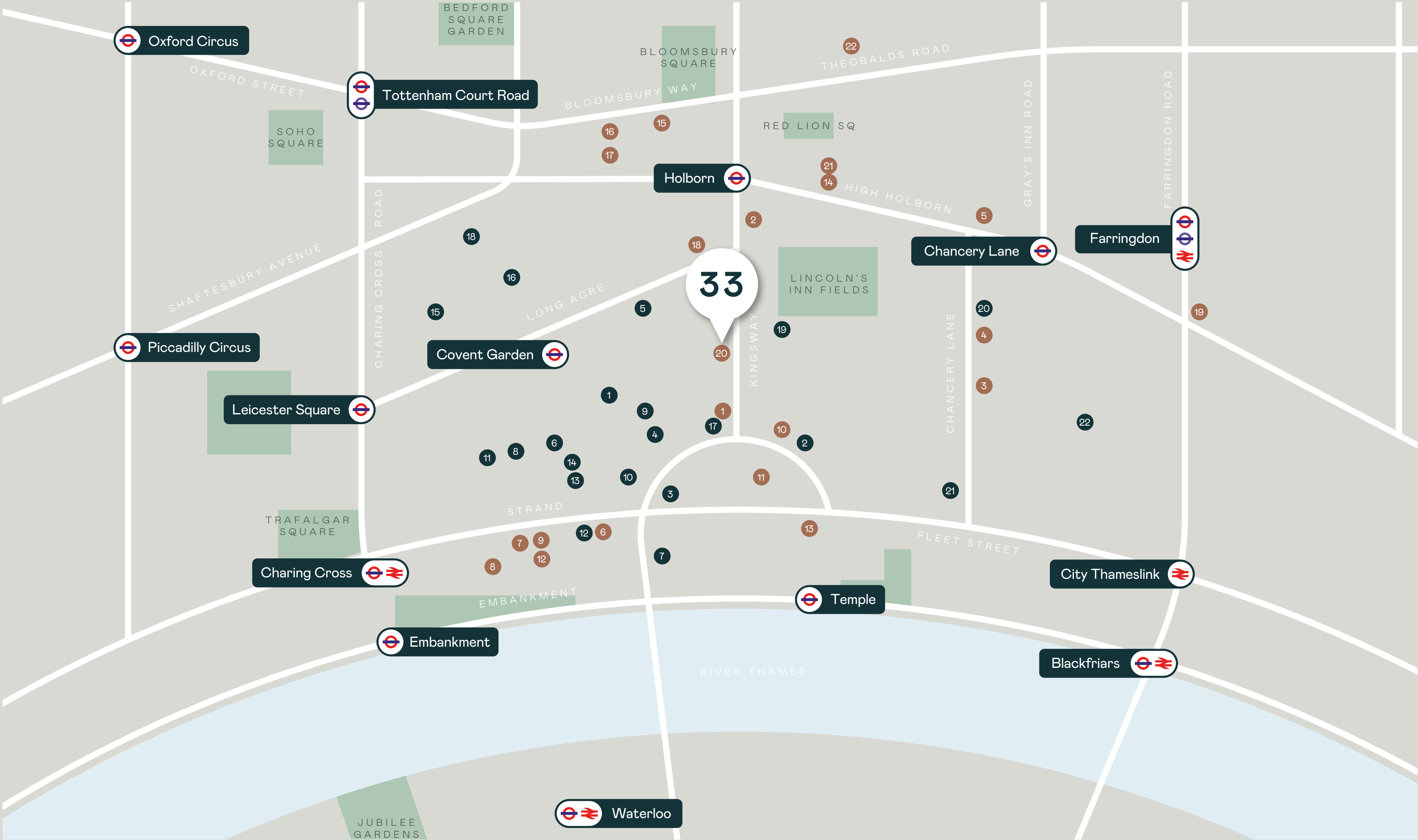
Step over Kingsway to the east and enjoy the green space of Lincoln's Inn Fields in historic Holborn. Journey south down this prominent street to Aldwych, the Victoria Embankment and the River Thames, from here you are a short walk to the lively South Bank and Waterloo.



Covent Garden Underground Station



Covent Garden Market



● Bars & Restaurants
1 Sushi Samba
2 Roka
3 Radio Rooftop Bar
4 Opera Tavern
5 Barrafinà
6 The Ivy Grill
7 Spring at Somerset House
8 Sticks'n'Sushi
9 Balthazar
10 Champagne and Fromage
11 Flat Iron
12 Savoy Grill / Simpsons
13 Polpo Covent Garden
14 Franco Manca
15 Dishoom
16 Hawksmoor
17 The Delaunay
18 The Barbary
19 Coopers
20 The Pregnant Man
21 Gaucho
22 Birley Sandwich Shop

● Occupiers
1 Shiseido
2 Mishcon de Reya
3 Framestore
4 Publicis
5 WSP
6 CVC Capital Partners
7 Conde Nast
8 Bain & Co
9 The Economist
10 London School of Economics
11 Kings College London
12 Spotify
13 Soho Works
14 Verizon/Zoom
15 Twitch
16 McKinsey
17 Rothesay Life
18 Blick Rothenberg
19 Amazon
20 Ascential
21 Mitsubishi
22 Industrial Light & Magic

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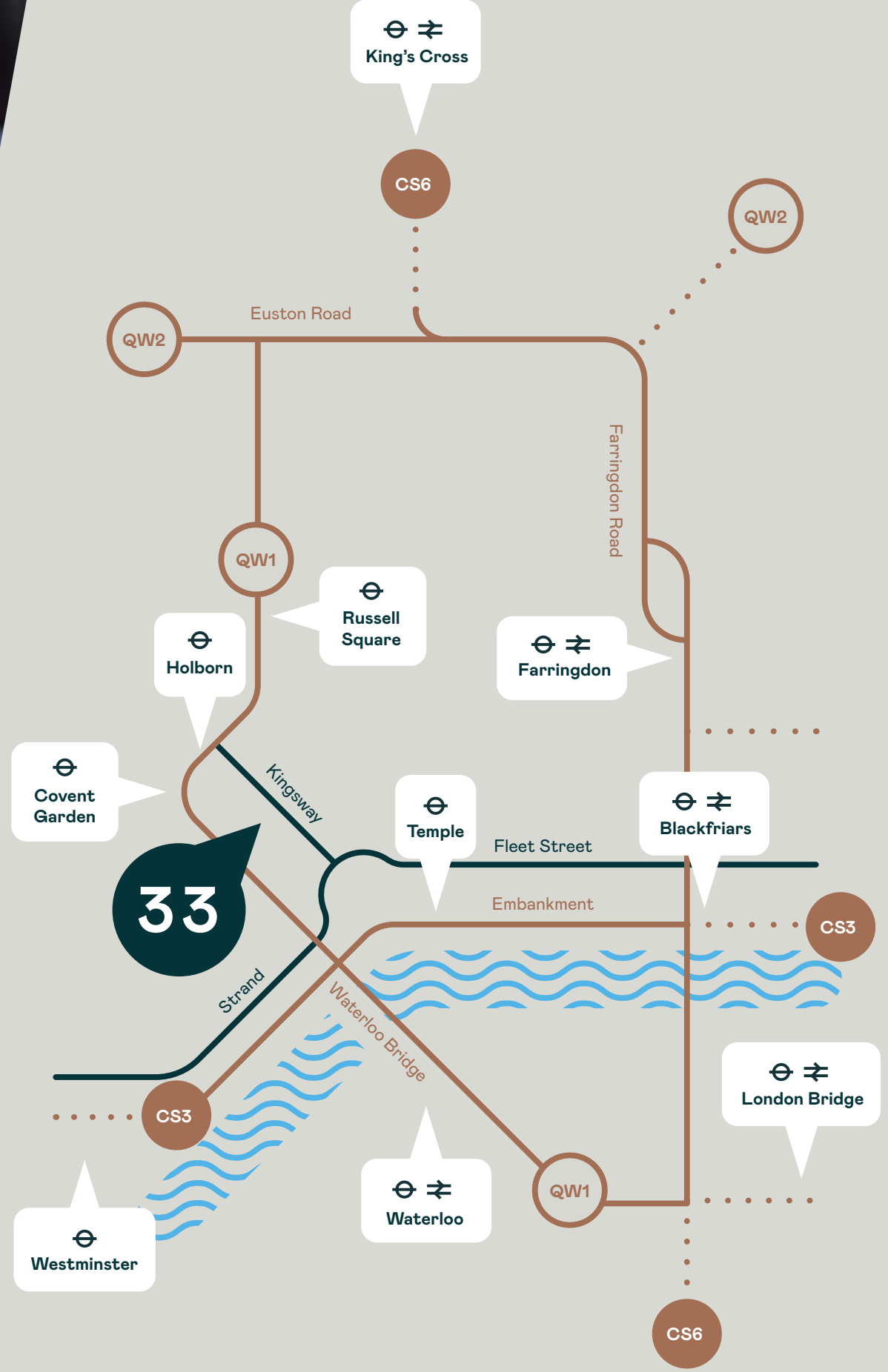
CONNECTIVITY



A hop and a skip across town



Moments from London's cycle highway network



For further information please contact the joint agents:

Farebrother

Charlie Thompson
+44 7971 051 117
cthompson@farebrother.com

Mark Anstey
+44 7841 684 901
manstey@farebrother.com



Isabella Woodhead
+44 7709 507 329
isabella.woodhead@jll.com

Michael Oliver
+44 7591 200 793
michael.oliver@jll.com

Hugh Tayler
+44 7801 959 513
hugh.tayler@jll.com

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