

6 Kean Street
WC2B 4AS

High Quality – Fully
Fitted Office Suites

2,972 – 5,981 Sq. Ft

 JLL SEE A BRIGHTER WAY



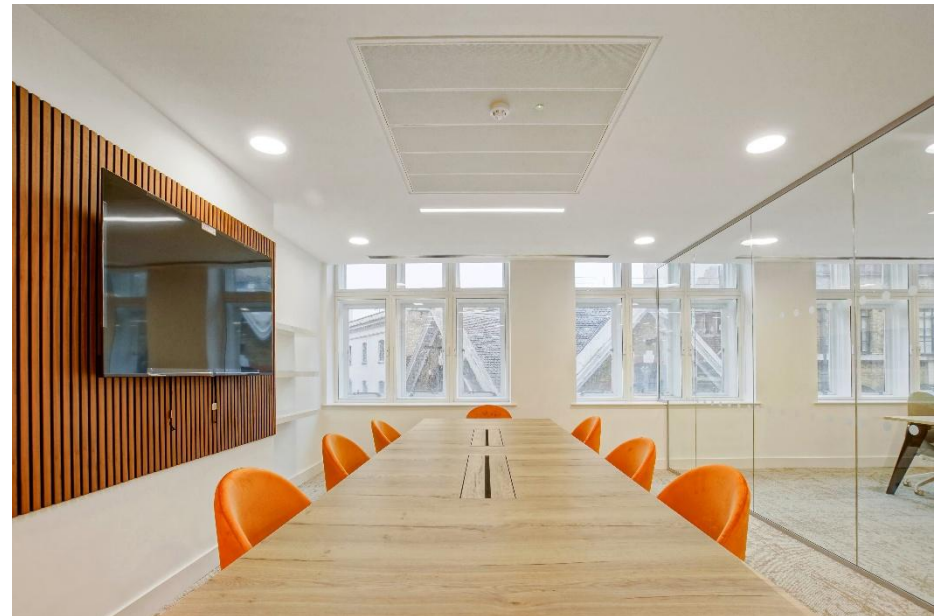
6 Kean Street

6 Kean Street is a unique a characterful office building tucked away in a central Covent Garden location, offering two office suites of c. 3,000 Sq. Ft each.

The refurbished building provides a fully fitted suite on the 4th floor, and a ready to fit 2nd floor opportunity.

Summary

- Fully Fitted 4th Floor: 3,009 Sq. Ft
- High quality fit out: ready to go
- Two large boardrooms for 8 people each
- Reception and client area
- Private kitchen , WC's and shower
- 24 desks
- Available by way of a new lease



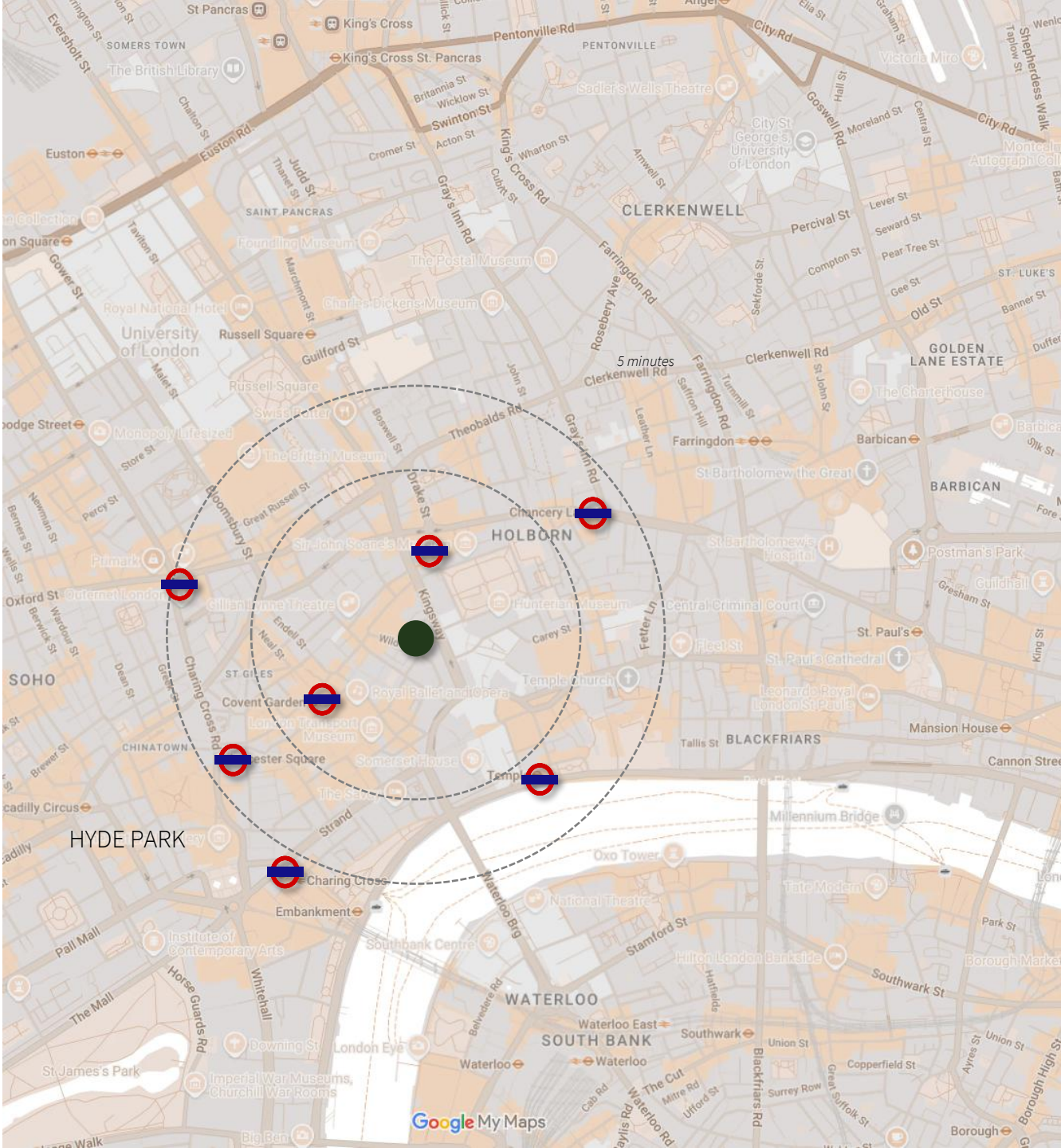
Location

Situated in the heart of Covent Garden, 6 Kean Street offers your business a vibrant and well connected location surrounded by world class dining, retail and cultural amenities. This dynamic area attracts both creative and corporate industries, making it an ideal setting for forward thinking occupiers.

Located only a 5 minute walk away from Covent Garden station, and 5 minutes walk from Holborn, providing excellent connectivity across London.

Key Connections

Tube Station	Walking	Lines		
Covent Garden	5 minutes			
Holborn	5 minutes			
Tottenham Court Road	10 minutes			



Specification

High Quality Fit Out

- Fully fitted with desks and meeting room
- 24 desks
- X 2 large board rooms
- X 1 4 person meeting room
- High quality fitted kitchen
- Dedicated reception and WCs

Building Specification

- Air conditioning
- Modern LED lighting
- Dedicated WCs
- 2 passenger lift
- Raised access floor
- Manned reception
- Fully cabled with small power and data



Lease Details

A new (effective) FRI lease direct from the landlord for the third floor.

Floor Areas & Costs

Floor	Area (sq ft)	Rent (per sq.ft)	Service Charge (per sq.ft)	Business Rates (per sq.ft)
4th	3,009	£80.00	£19.62	£31.65
Total	3,009	£240,720 PA	£59,037 PA	£95,235 PA



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