

33 · KINGSWAY

COVENT GARDEN WC2

33KINGSWAY.LONDON



THE BUILDING

Stylish new office space in
the heart of London.

Entrance

THE BUILDING

ACCOMMODATION

LOCATION

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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 terrace on level 4 and a dedicated occupier fitness studio provided by reFIT.

The office floors provide contemporary office space, fit for the modern occupier and will provide the option of either 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

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Reception Area



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Active Hub

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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

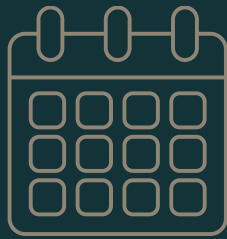
FITNESS FACILITIES

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

Availability

Floor	Terrace	Sq Ft	Sq M	Availability
8th	-			Let
7th (Fully fitted and furnished)	-	6,007	558	Available Now
6th	-			Let
5th (New CAT A+)	-			Let
4th (CAT A)	Yes	6,683	621	Available Q1 2027
Part 3rd - East	-			Let
Part 3rd - West	-			Let
2nd (Fitted)	-			Let
1st (Fitted)	-			Let
Ground (New CAT A+)	-			Let
Lower Ground	-			Active Hub
Total Available		12,690	1,179	

*Not included in total lettable area

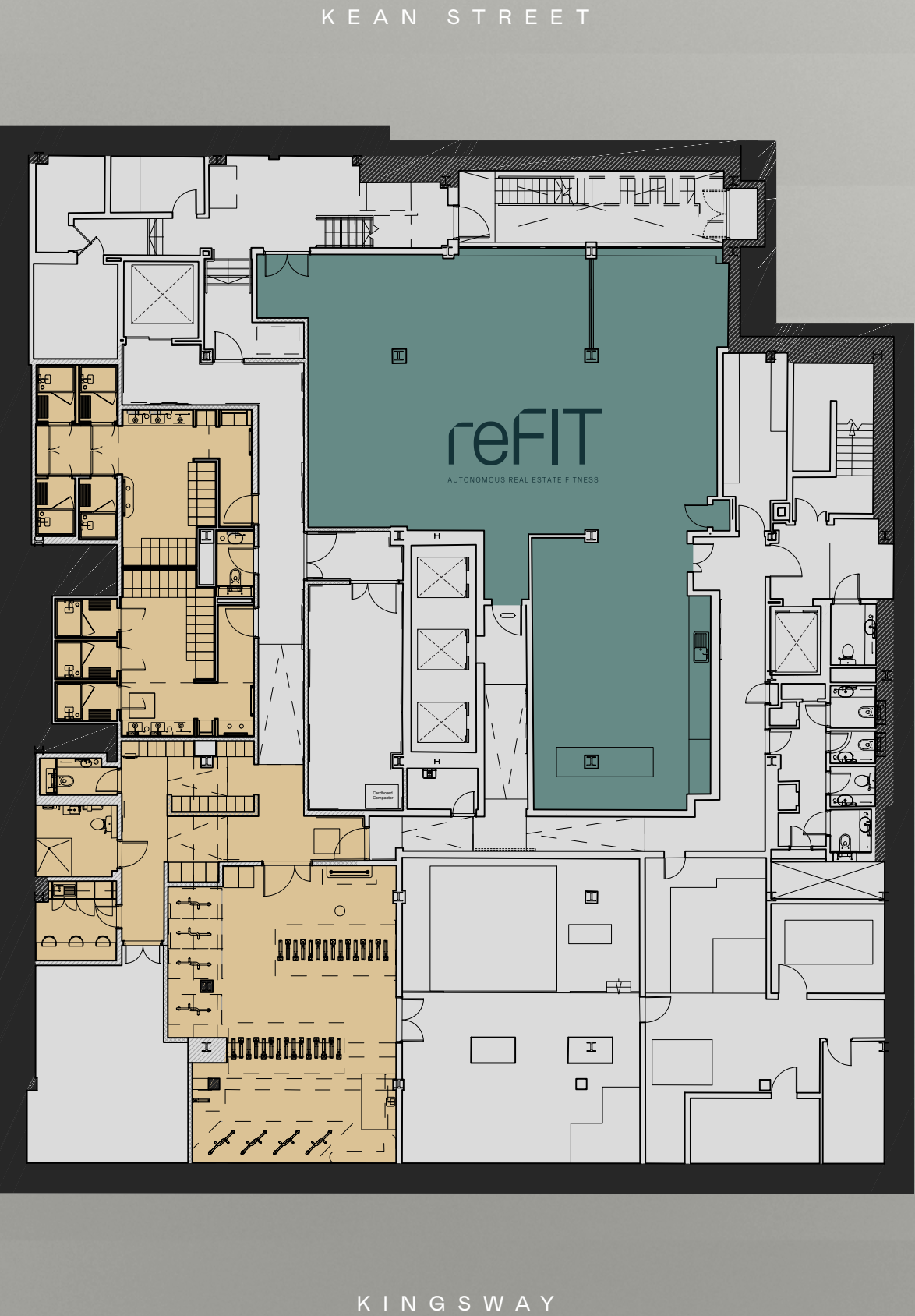
Floor Plans

LG

2,757 sq ft
256 sq m



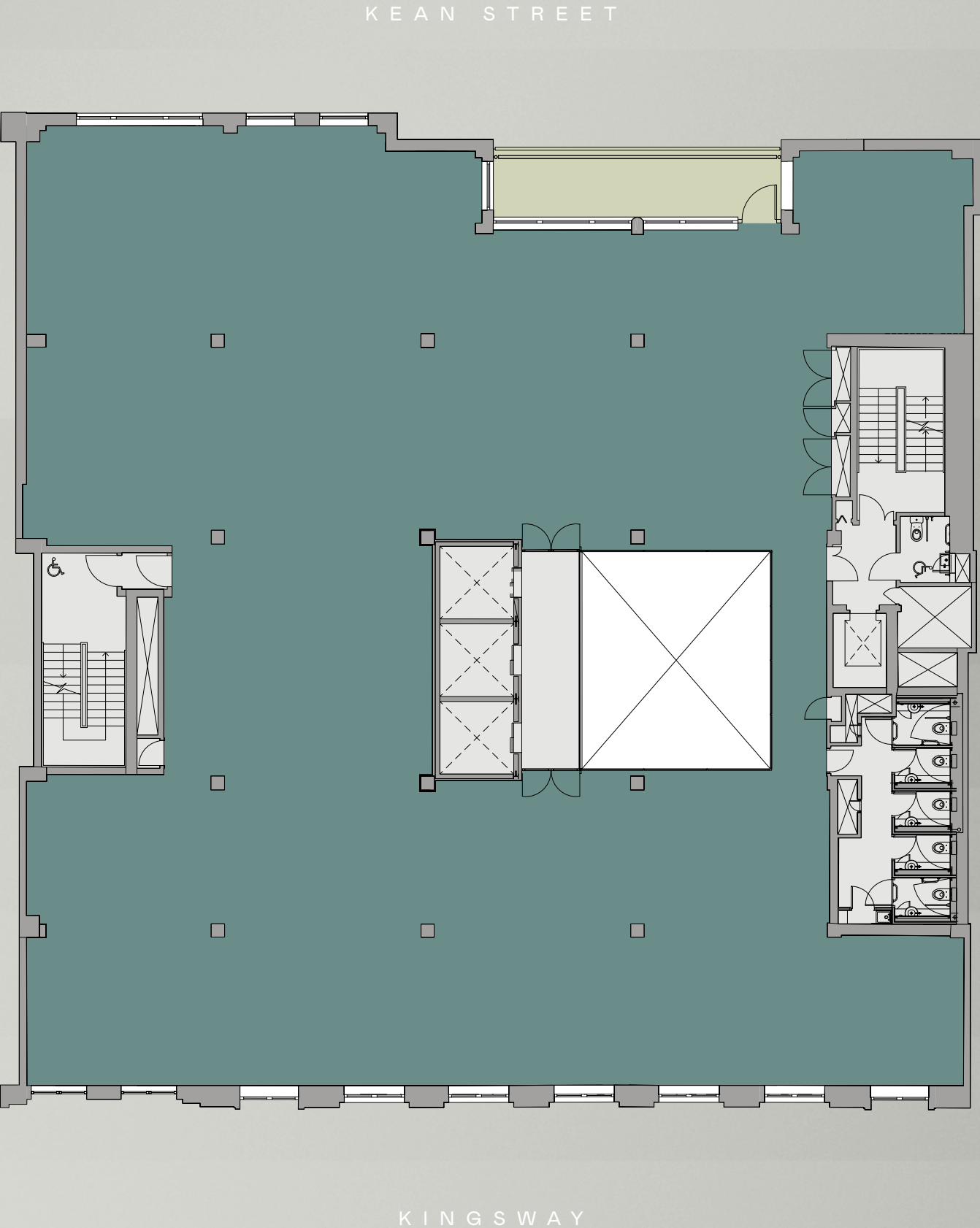
reFIT will be providing a fitness facility in the basement which will be available for all occupiers in the building.



Floorplan

4th

6,683 sq ft
621 sq m



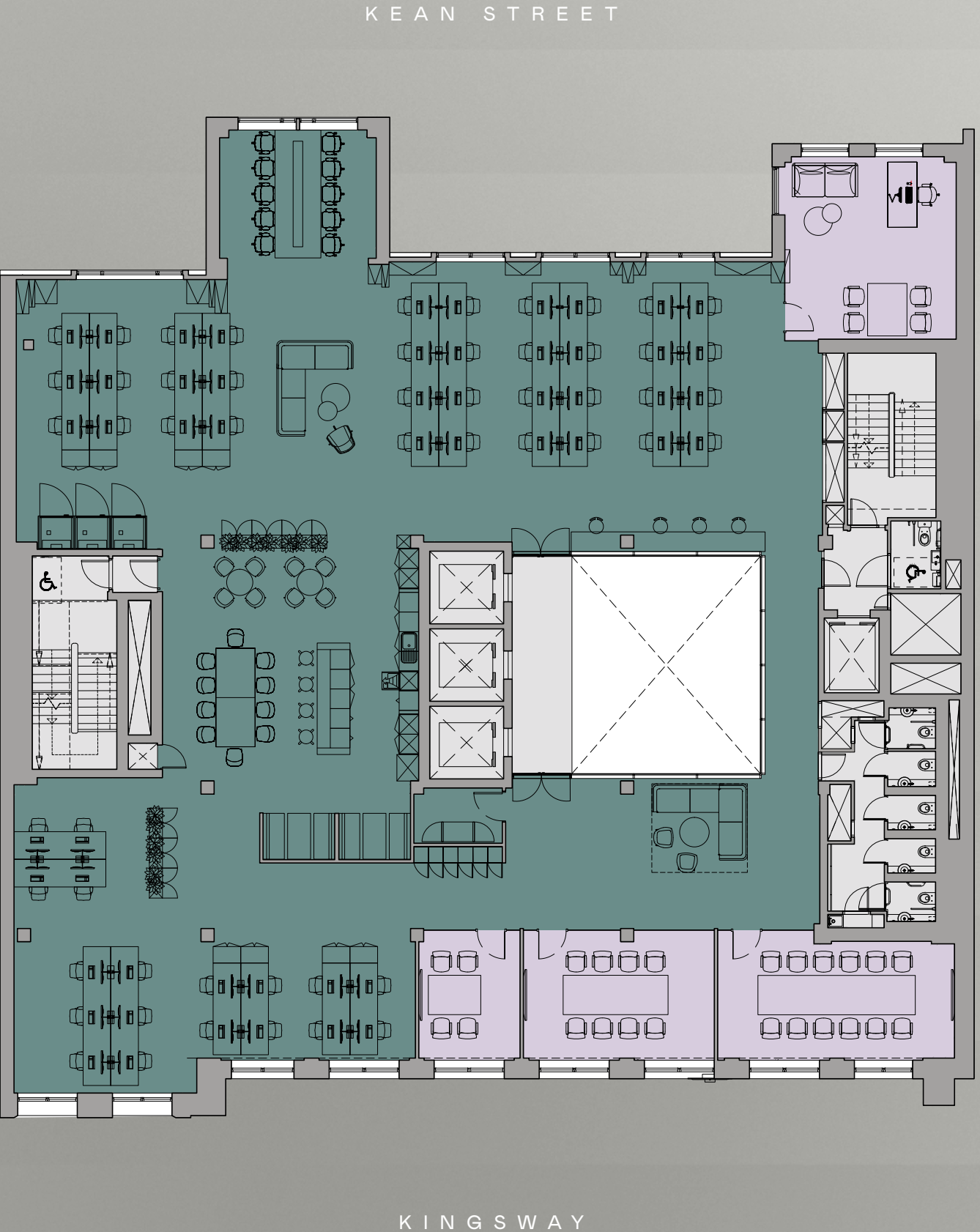
Floorplan

Fully fitted and furnished

7th

6,007 sq ft
558 sq m

Open Plan Workstations	54
Private Office	1
4 x Person Meeting Room	1
8 x Person Meeting Room	1
10 x Person Meeting Room	1
12 x Person Meeting Room	1



ACCOMMODATION

Fully Fitted 7th 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.

Indicative only. Example of fully fitted lower floor, now let – 7th will be delivered to similar high quality specification.

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ACCOMMODATION

Fully Fitted 7th Floor

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Fully Fitted 7th Floor

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ACCOMMODATION

Indicative CAT A 4th Floor

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ACCOMMODATION

Indicative CAT A 4th Floor

THE BUILDING

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ACCOMMODATION

Private Balcony 4th Floor

Indicative only

THE BUILDING

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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

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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



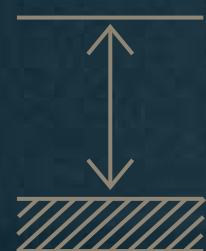
Stunning central atrium with bridge links



6 WC's on each floor

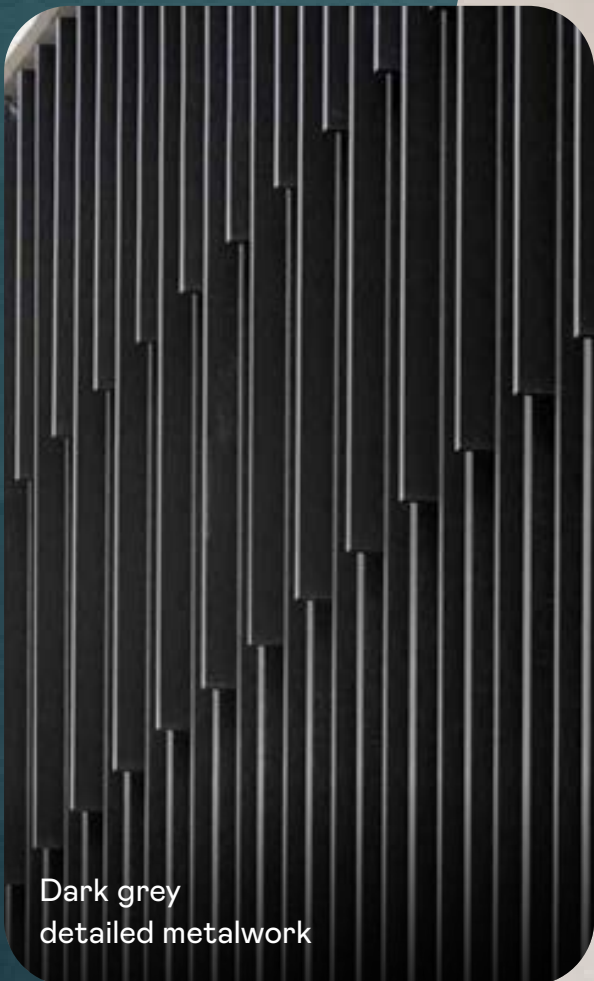


2.60m - 5.62m floor-to-ceiling height



Raised floors

Selected Finishes



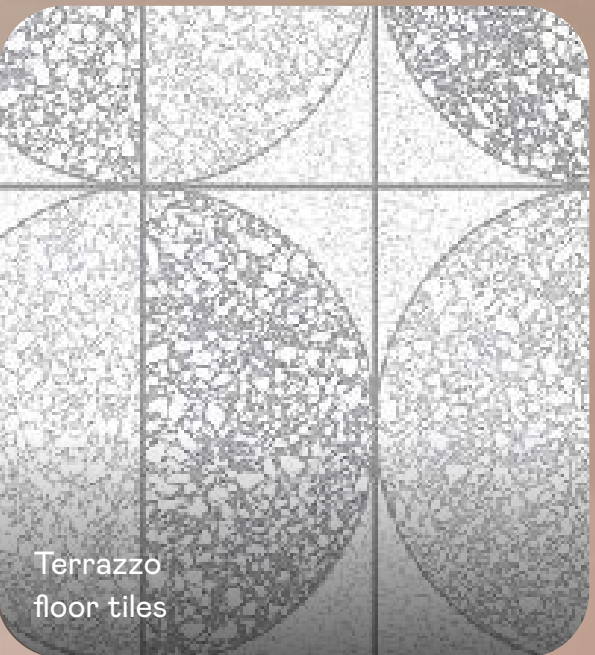
Dark grey detailed metalwork



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



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.



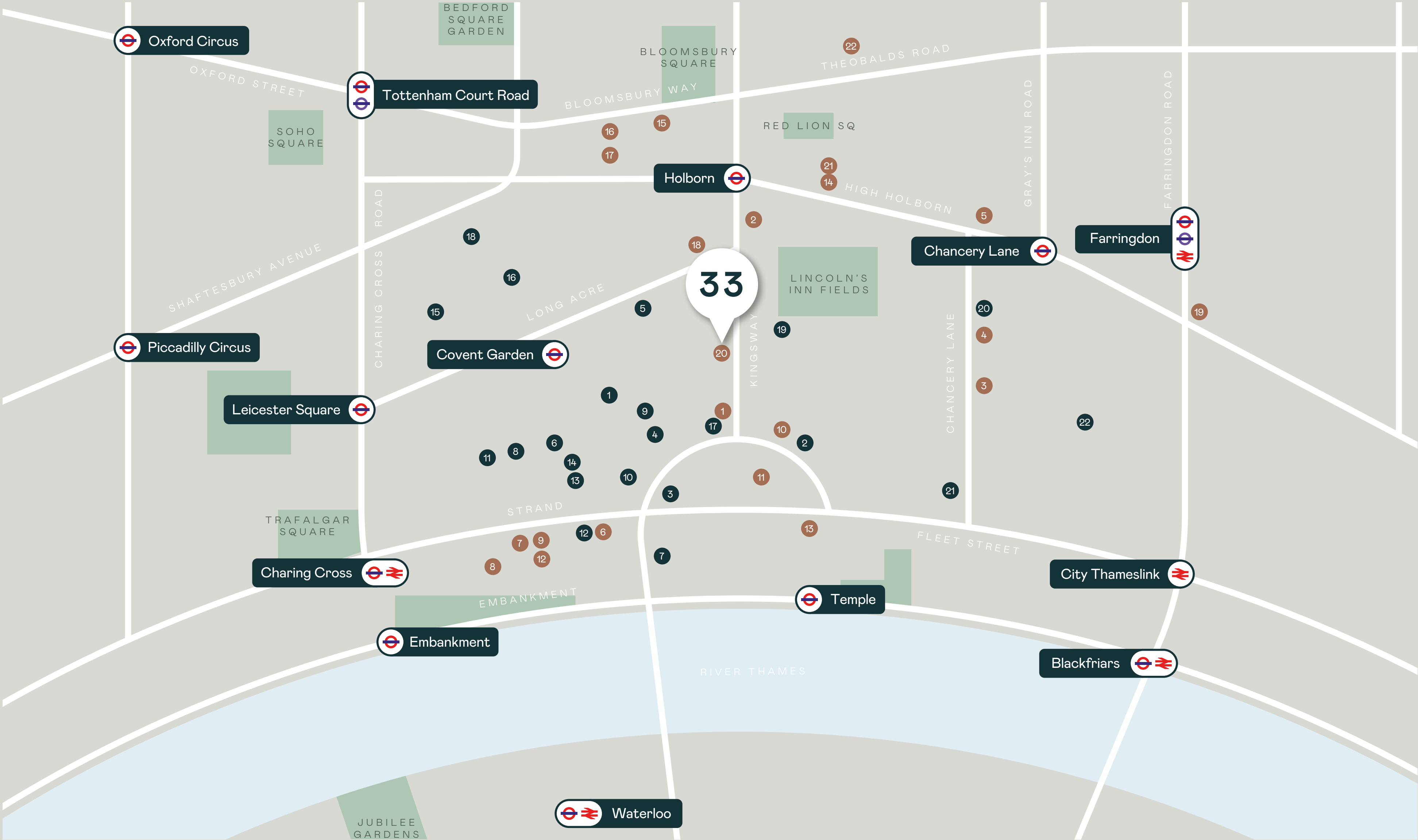
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● Bars & Restaurants
1 Sushi Samba
2 Roka
3 Radio Rooftop Bar
4 Opera Tavern
5 Barrafina
6 The Ivy Grill
7 Spring at Somerset House
8 Sticks'n'Sushi
9 Balthazar
10 Champagne and Fromage
11 Flat Iron
12 Savoy Grill / Simpsons
13 Polpo Covent Garden
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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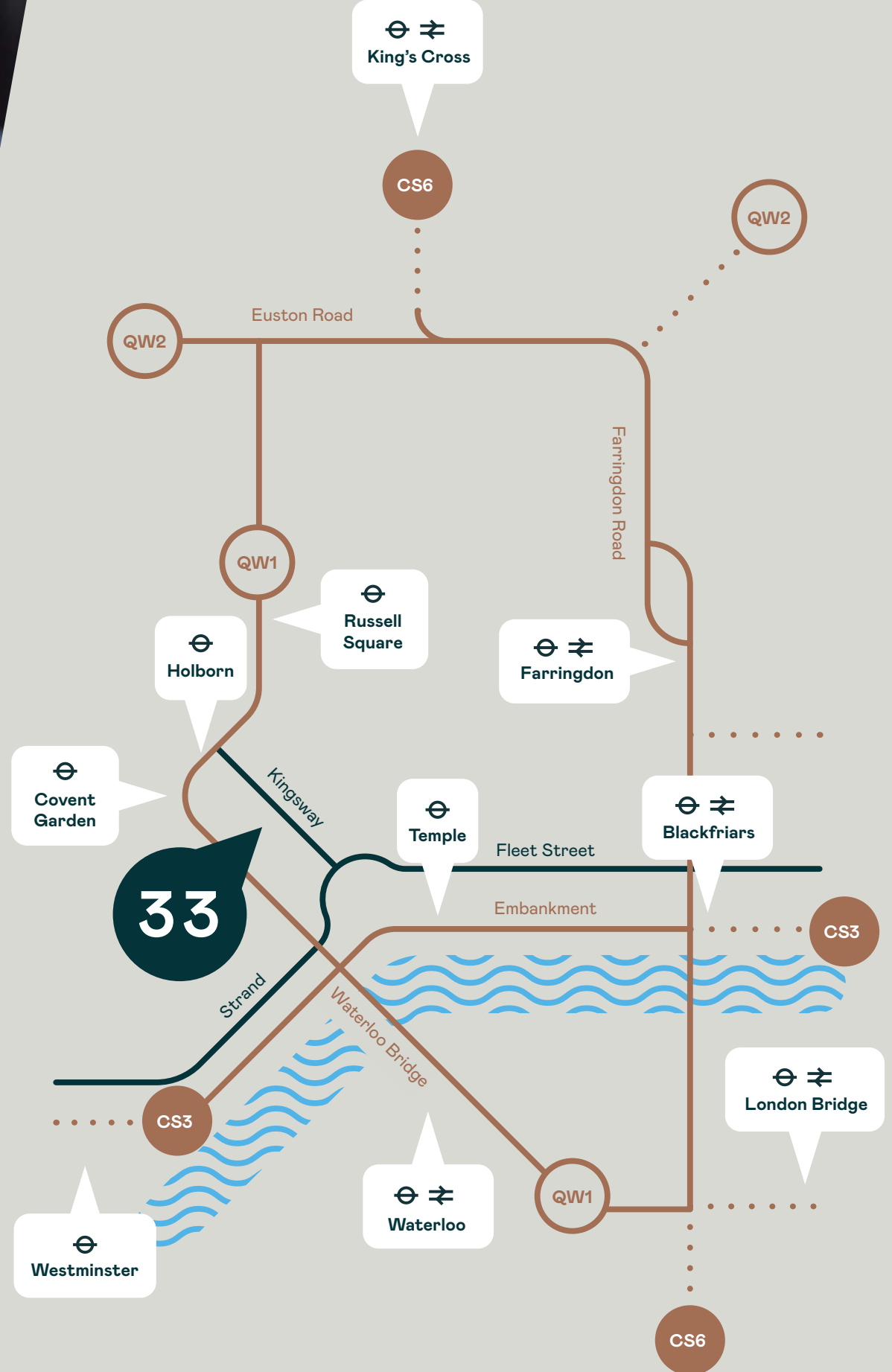
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CONNECTIVITY



Moments from London's cycle highway network

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