

**6 KEAN STREET,  
WC2**

3,009 - 6,018 SQ. FT  
NEWLY REFURBISHED FULLY FITTED OFFICE IN  
COVENT GARDEN  
KEAN STREET, WC2



RAM



IMPERIAL HOUSE

6 KEAN STREET



- 6 KEAN STREET
- 8 ALBA INFRA PARTNERS
  - 7 LANSON INTERNATIONAL UK LIMITED
  - 6 UK TOTE GROUP
  - 5 EVERSANA
  - 4
  - 3 SIDETRADE
  - 2 WARDOUR COMMUNICATIONS
  - 1 CROSSROADS PANTOMIMES  
MICHAEL HARRISON ENTERTAINMENT LTD
  - LG

KEAN STREET



## DESCRIPTION

A refurbished and fully-fitted office for up to 25 workstations, enjoying the vibrancy of Covent Garden and Holborn. In a prominent, attractive property with excellent natural light and many local amenities. 6 Kean Street reception space has been remodelled to provide a stylish and welcoming arrival space with concierge service and an informal greeting area. The new first floor suite offers a highly-specified mix of open plan and meeting room spaces to collaborate, communicate, recharge and socialise..

## AMENITIES



EXCELLENT  
TRANSPORT LINKS



FULLY FITTED



SHOWERS



MEETING ROOMS



CONCIERGE



EXCELLENT  
NATURAL LIGHT



KITCHENETTE



LIFT



GREAT CEILING  
HEIGHTS

## NEWLY FULLY FITTED OFFICE IN COVENT GARDEN





## TRANSPORT

Holborn – 5 Mins Walk



Covent Garden – 9 Mins Walk



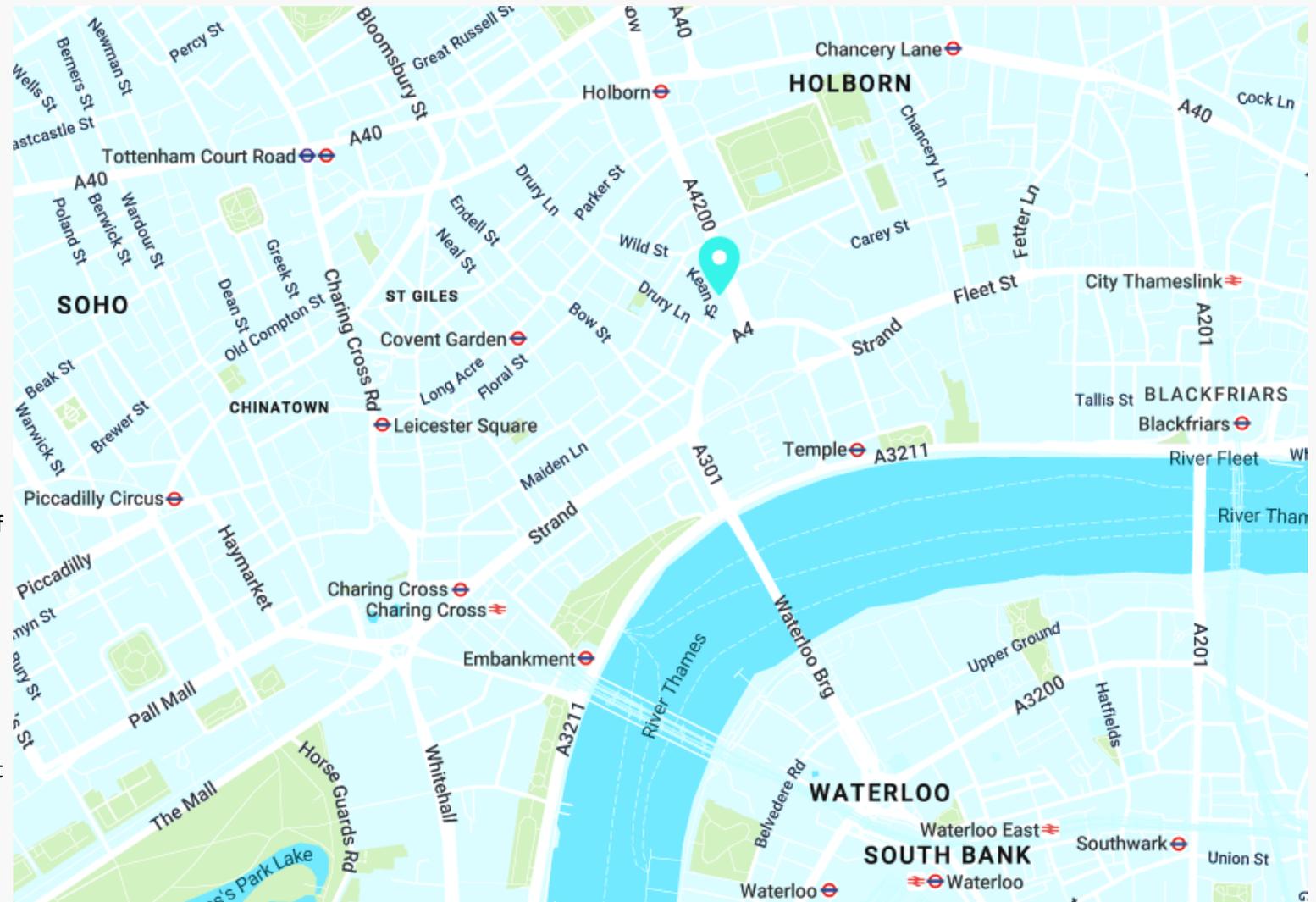
Leicester Square – 12 Mins Walk



## AREA

The building is situated on the west side of Kingsway at the southern end, close to its junction of Aldwych. Located close to Covent Garden, the entertainment and leisure facilities of this busy West End villages are close by. Covent Garden is internationally famous for its abundance of shops, eateries, bars and culture. Holborn, Covent Garden and Embankment Tube Stations are a short walk away and numerous bus routes are accessible from Kingsway.

## LOCATION



## AVAILABILITY

UNIT	SIZE (SQ FT)	STATUS	RENT (PSF)	RATES (PSF)	SERVICE CHARGE (PSF)	TOTAL (PCM)
4 <sup>th</sup> Floor	3,009	Available	£80.00	£34.00	£20.00	£33,600.50
2 <sup>nd</sup> Floor	3,009	Available	TBC	£34.00	£20.00	TBC

### LEASE

A new lease to be contracted outside the Landlord & Tenant Act

### TIMING

Available immediately.

### CONTENT

View on our website



### RATES

The rates given are a guide and Interested parties should make their own enquiries with the local authority.

### VAT

VAT is applicable.

### MANAGED

The office is also offered on a fully managed basis. Please get in touch for more details.

# VIEWINGS VIA SOLE AGENTS

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