



# Kings House

**36 King Street / London EC2**

3,226 - 6,462 Sq Ft Office Space To Let

OVERVIEW

# A landmark City building

Kings House occupies a prominent corner position, and benefits from a welcoming reception, and excellent end-of-trip facilities.

The available office space consists of 3,226 – 6,462 sq ft and is arranged over the high quality, fully fitted 4th floor and blank canvas Cat A+ 1st floor.



Reception



## SPECIFICATION



Reception concierge



2.6m floor to ceiling height



5 showers & 50 lockers



50 bike spaces



On floor WCs



LED lighting



Two passenger lifts



VRF air conditioning



Raised floors



Suspended ceilings



THE SPACE

# An exceptional new fit-out on the 4th floor

Move in and get straight to work, with the 4th floor ready for immediate occupation. The bright, open plan floor features workstations, meeting rooms and breakout areas.



4th floor kitchenette



4th floor 8 person meeting room



4th floor reception lounge



4th floor office space

# Availability

Floor	Condition	Sq Ft	Sq M
4th	Fully fitted	3,236	300.6
1st	Cat A+	3,226	299.7
<b>Total</b>		<b>6,462</b>	<b>600.3</b>



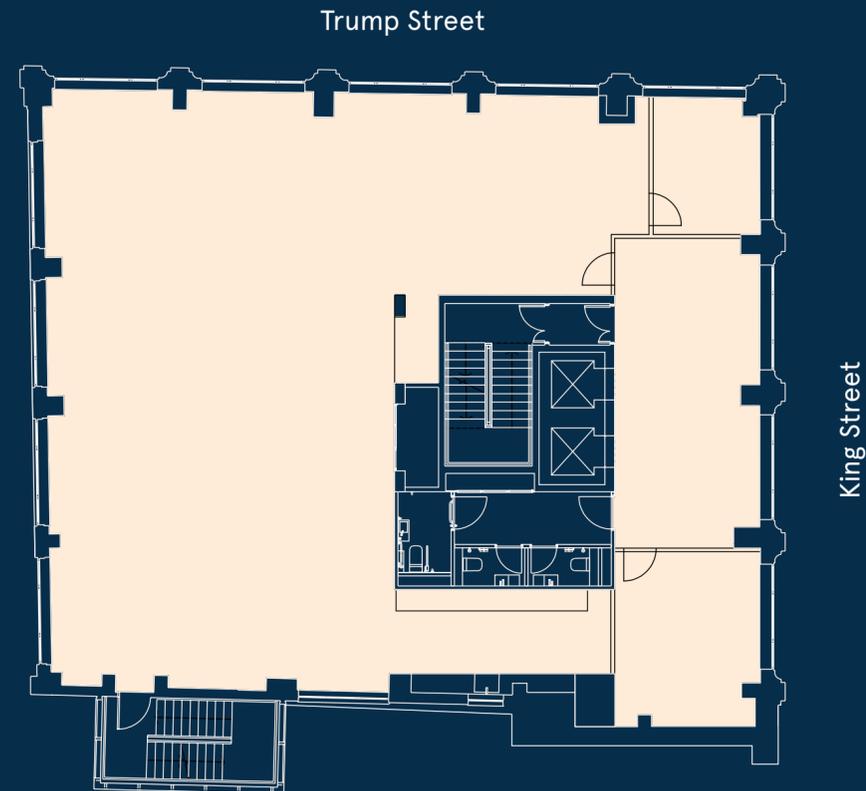
1st floor kitchenette



1st floor Cat A+ office space

## 1ST FLOOR

3,226 SQ FT / 299,7 SQ M



## 4TH FLOOR

3,236 SQ FT / 300,6 SQ M

- Workstations 32
- 8 person meeting room 01
- 6 person meeting room 01
- Collaboration area 01
- Breakout area 01
- Kitchenette 01
- Reception & Waiting area 01



Floor plans not to scale.  
For indicative purposes only.

## LOCATION

# Prime City connections and amenities.

Kings House is well served by the world-class amenities and lifestyle of the City core, such as The Royal Exchange, The Ned, Bloomberg Arcade and more.

Travel connections are excellent, with Bank and St. Paul's Stations within just a few minutes walk.



## FURTHER INFORMATION

### Terms

Upon application.

### Viewing

Strictly through the sole letting agents.



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### Bank Station

3 minute walk



### One New Change

3 minute walk



### Bloomberg Place

3 minute walk



### St. Paul's Station

4 minute walk



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