



## 71 Kingsway

London, WC2B 6ST

**Attractive well located  
recently refurbished dual  
aspect office building.**

**2,151 to 11,235 sq ft**

(199.83 to 1,043.77 sq m)

- Refurbished Reception.
- Refurbishment to CAT B specification on Floor 4.
- Refurbishment to CAT A specification on Floors 2, 3 and 5. CAT B available to tenant specific requirements.
- Secure bike storage with shower/changing facilities.

## Summary

<b>Available Size</b>	2,151 to 11,235 sq ft
<b>Rent</b>	Rent on application
<b>Rates Payable</b>	£23.74 per annum 2023 valuation
<b>Rateable Value</b>	£96,000
<b>Service Charge</b>	£11 per sq ft
<b>EPC Rating</b>	D

## Description

The 4th floor has been refurbished to provide open plan CAT B office space with an exposed services finish. The part 2nd, 3rd and 5th floors have been refurbished to provide CAT A specification.

## Location

Located on the border of Covent Garden, Kingsway is considered one of the major thoroughfares of the West End/ Midtown in Central London, linking New Oxford Street and High Holborn in the North to Aldwych and Strand in the South.

The subject property benefits from excellent transport links with Holborn (Central and Piccadilly lines, Covent Garden (Piccadilly line) and Temple Underground Stations (Circle and District lines) are all positioned within a short walking distance, with a station on the new Elizabeth Line to open nearby in the near future.

## Accommodation

The accommodation comprises of the following:-

Name	sq ft	Tenure	Availability
2nd - CAT A	2,404	To Let	Available
3rd - CAT A	2,151	To Let	Available
4th - CAT B	4,209	To Let	Let
5th - CAT A	2,471	To Let	Available
<b>Total</b>	<b>11,235</b>		

## Specification

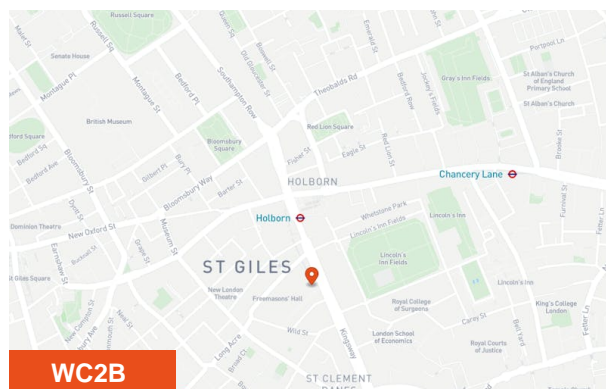
Refurbished manned reception  
Air Conditioning  
Raised Floors  
New Lift  
Secure Bike Racks  
Showers  
24 Hour Access

## Terms

A new lease(s) are available direct from the Landlord for a term by arrangement.

## Legal Costs

Each party is to bear their own legal costs incurred in any transaction.



## Viewing & Further Information

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