



ALDWYCH HOUSE

LONDON WC2

7,806 TO 23,361 SQ FT

Fusing a modern interior with
imposing 1920s architecture



Aldwych House totals 174,000 sq ft over lower ground to 8th floors with a 65m frontage onto historic Aldwych.



23,361 SQ FT
of Grade A office
accommodation available



FLEXIBLE
office provider within
the building



**COMMUNAL
ROOF TERRACE**
with panoramic views



MOREYSMITH
designed reception



BREAKOUT AREA
on the ground floor



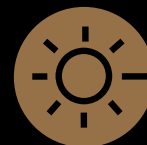
ROKA
restaurant on
ground floor



**FULL HEIGHT
CENTRAL ATRIUM**
(9 storey) which provides
a light, modern, spacious
circulation area



**SHOWERS, CYCLE STORAGE
AND A DRYING ROOM**
located in the basement with
easy access from the rear of
the building

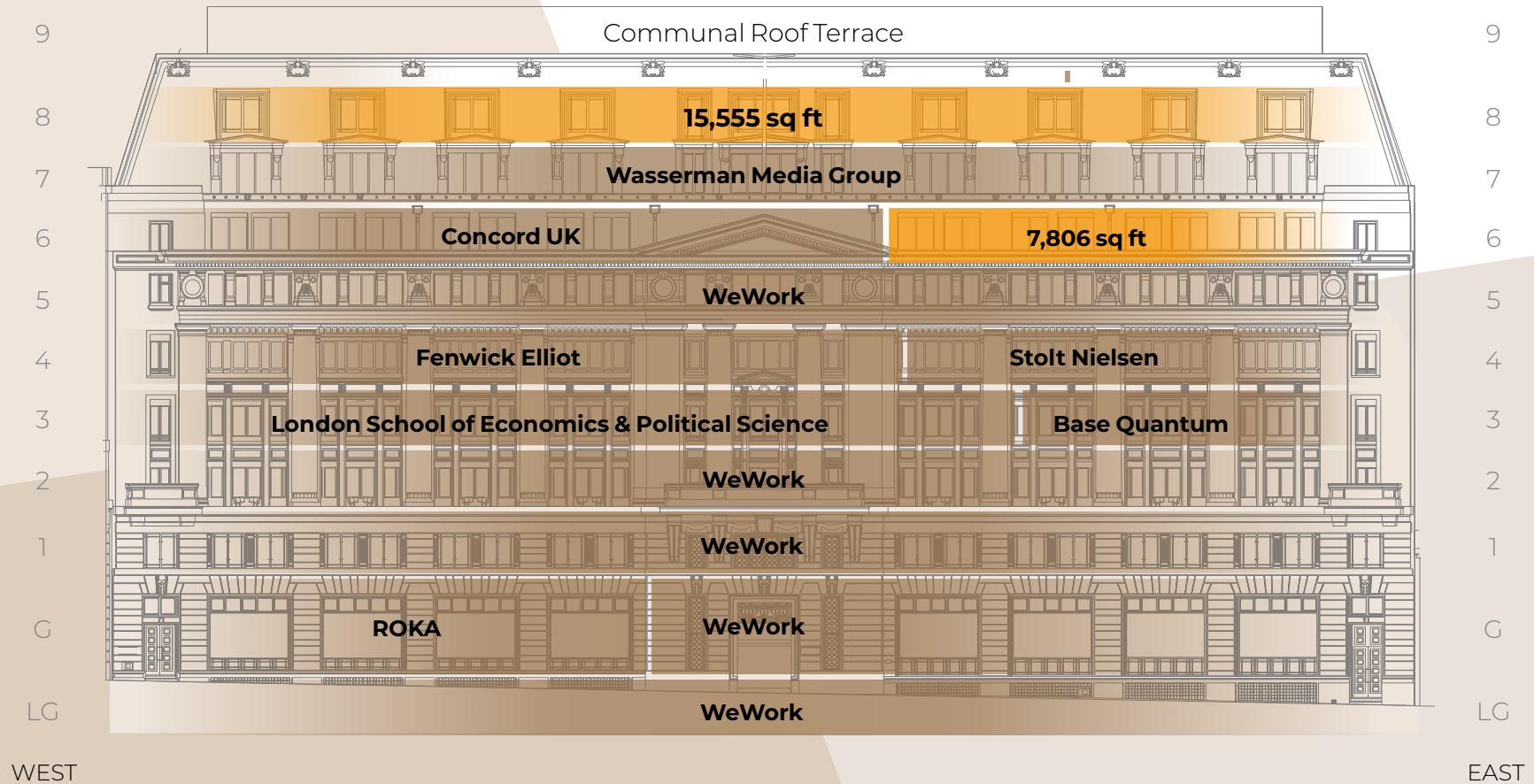


**FLOORS ARE SERVED
BY A LIGHTWELL**
on the west side



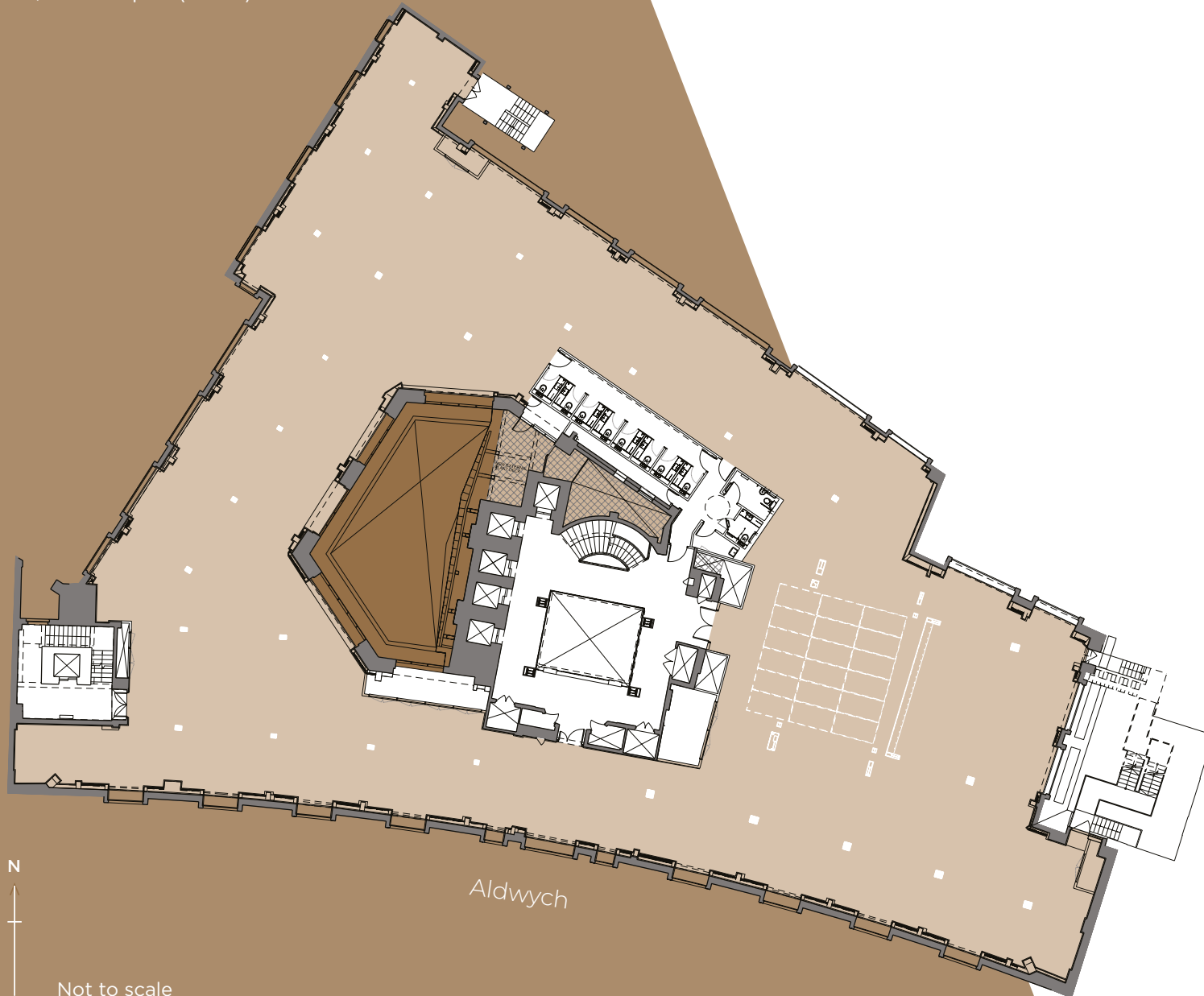
Availability (NIA)	Sq Ft
Eighth floor	15,555
Sixth floor (part)	7,806
TOTAL	23,361

 Available space



8TH FLOOR

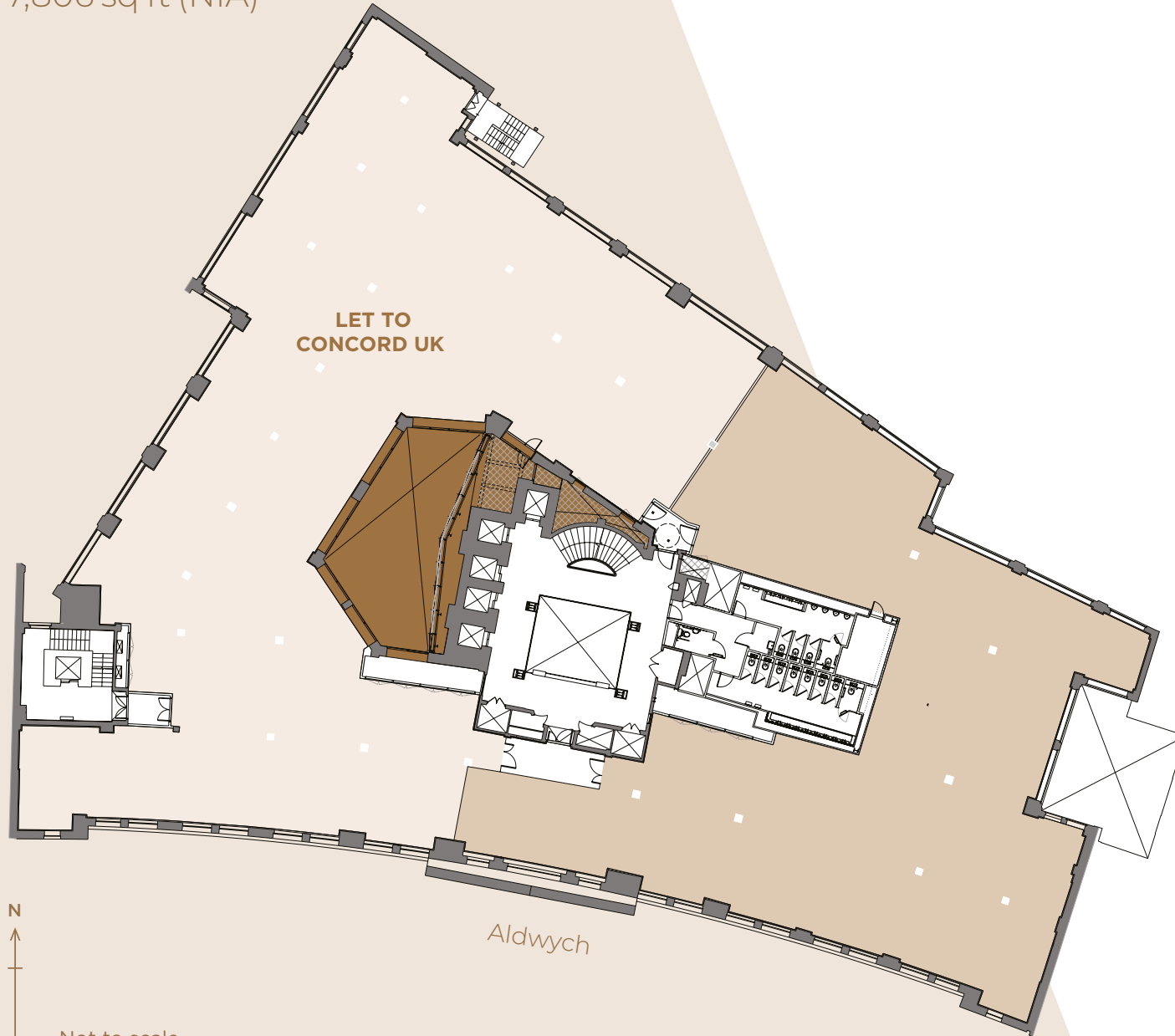
15,555 sq ft (NIA)



Not to scale

6TH FLOOR

7,806 sq ft (NIA)



Not to scale

SPECIFICATION

The offices provide flexible Grade A floor space with a plasterboard ceiling and suspended LED lighting finish, dual access to the core and excellent vertical connectivity through a feature staircase in the main atrium.

OVERALL DESIGN DENSITY OF 1:10

- Fresh air 1:8
- Means of escape 1:7
- Lifts 1:14
- WCs 1:10



LED LIGHTING



ROOF TERRACE

3,000 sq ft communal terrace and private terrace for the 8th floor



RAISED FLOOR



2.6M TYPICAL FLOOR TO CEILING HEIGHT



WCs ON EACH FLOOR



4 MALE AND 4 FEMALE SHOWERS



371 SECURE BICYCLE SPACE



325 LOCKERS



VRF AIR CONDITIONING



FIVE 21-PERSON PASSENGER LIFTS



SEPARATE GOODS LIFT



GOLD SKA RATING



8th floor to be refurbished
back to a CAT A condition.





wework®



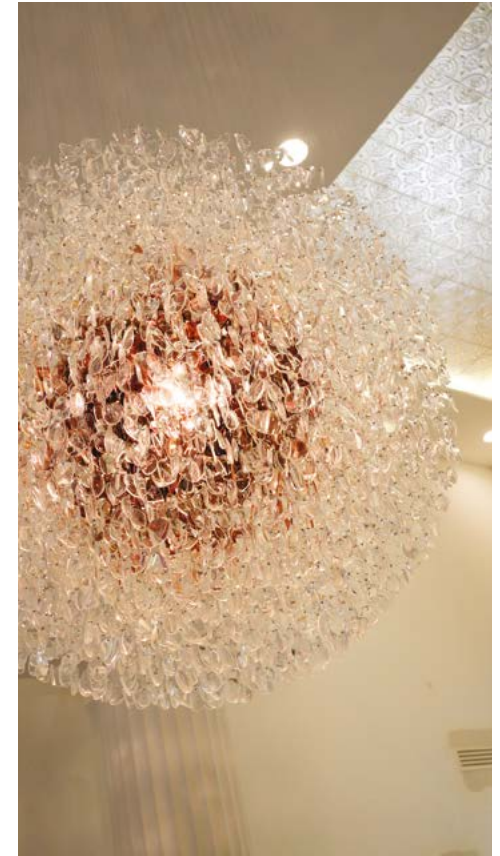
ALDWYCH HOUSE CASE STUDY

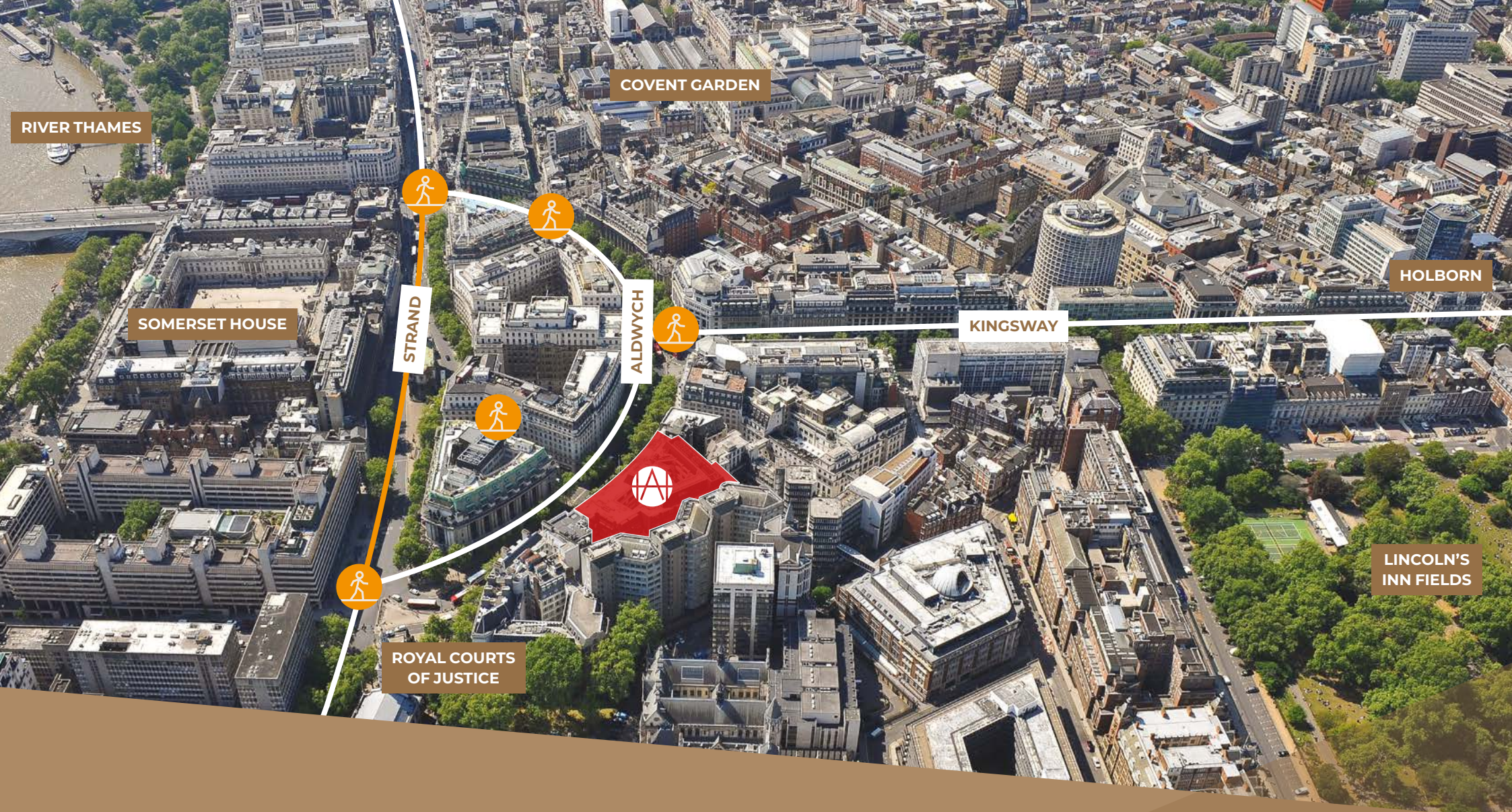
Flexible workspace

Allowing occupiers to flex within the building when they need additional office or meeting room space.









RIVER THAMES

COVENT GARDEN

HOLBORN

SOMERSET HOUSE

STRAND

ALDWYCH

KINGSWAY

LINCOLN'S
INN FIELDS

ROYAL COURTS
OF JUSTICE

Aldwych House, now transformed as part of the dynamic re-generation of this vibrant eclectic destination, stands tall and commanding on the north of the double crescent of Aldwych.



**THE NEW STRAND ALDWYCH
PEDESTRIANISATION**
strandaldwych.org

ON YOUR
DOORSTEP





LETTINGS ENQUIRIES

Farebrother



Charles Thompson
cthompson@farebrother.com
07971 051 117

Toby Pritchard-Davies
toby.pritchard-davies@knightfrank.com
07468 724 284

Matthew Causer
mcauser@farebrother.com
07990 975 969

Nick Garcev
nick.garcev@knightfrank.com
07770 017 360

Freddie Corner
fcorner@farebrother.com
07708 487 055

Elizabeth Galbraith
elizabeth.galbraith@knightfrank.com
07966 247 607

aldwychhouse.com

Misrepresentation Act:

Knight Frank and Farebrother for themselves and for the Vendors or Lessors of the property whose agents they are give notice that: i) these particulars are given without responsibility of Knight Frank and Farebrother or the Vendors or Lessors as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; ii) Knight Frank and Farebrother cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; iii) no employee of Knight Frank and Farebrother has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property; iv) VAT may be payable on the purchase price and/or rent, all figures are quoted exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; v) Knight Frank and Farebrother will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.