

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 GRADE A SPACE

available now on part 6th and 8th floors – 16,673 sq ft on 3rd floor coming soon



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



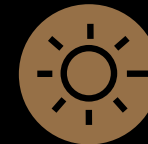
FULL HEIGHT CENTRAL ATRIUM

(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



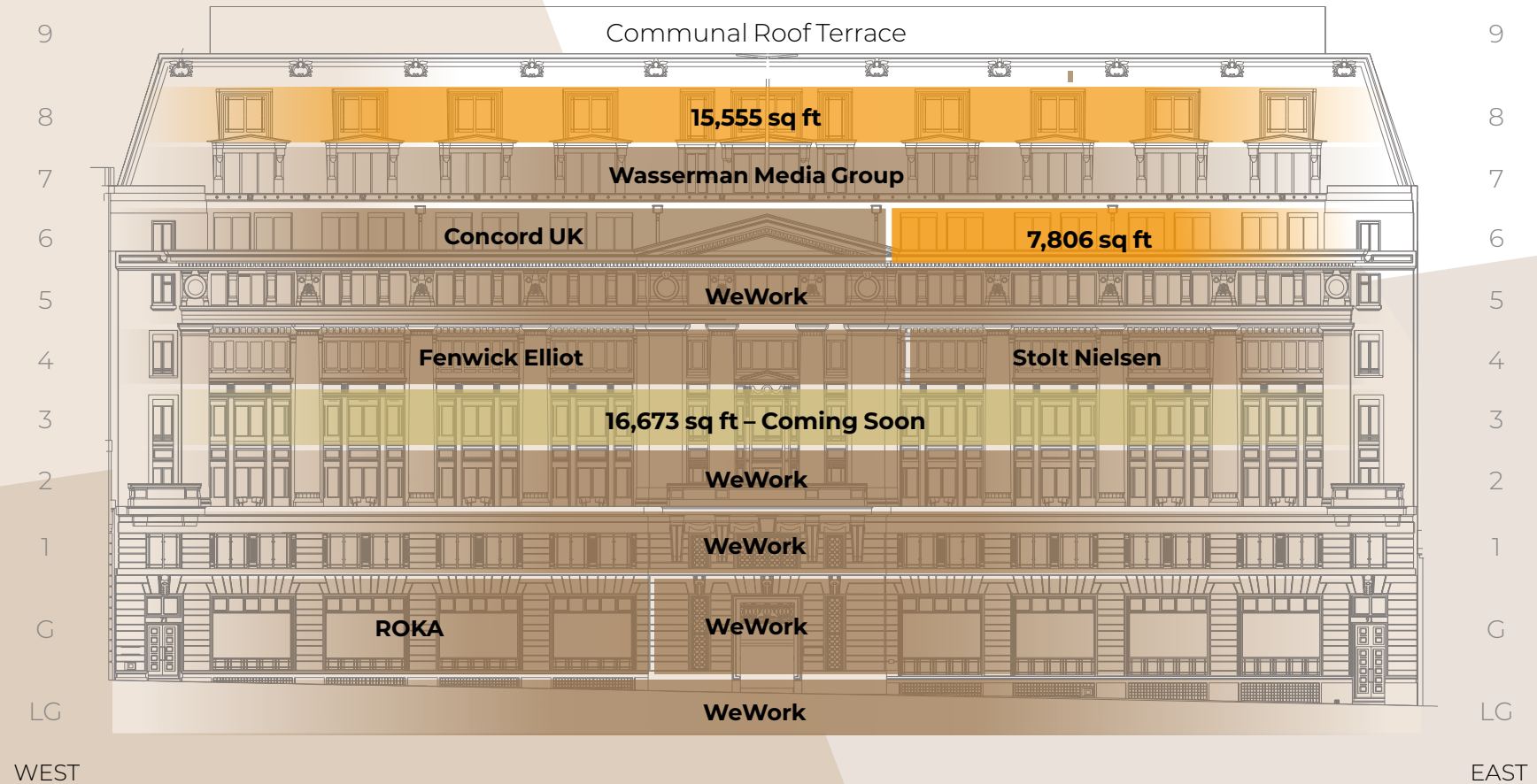
FLOORS ARE SERVED BY A LIGHTWELL

on the west side

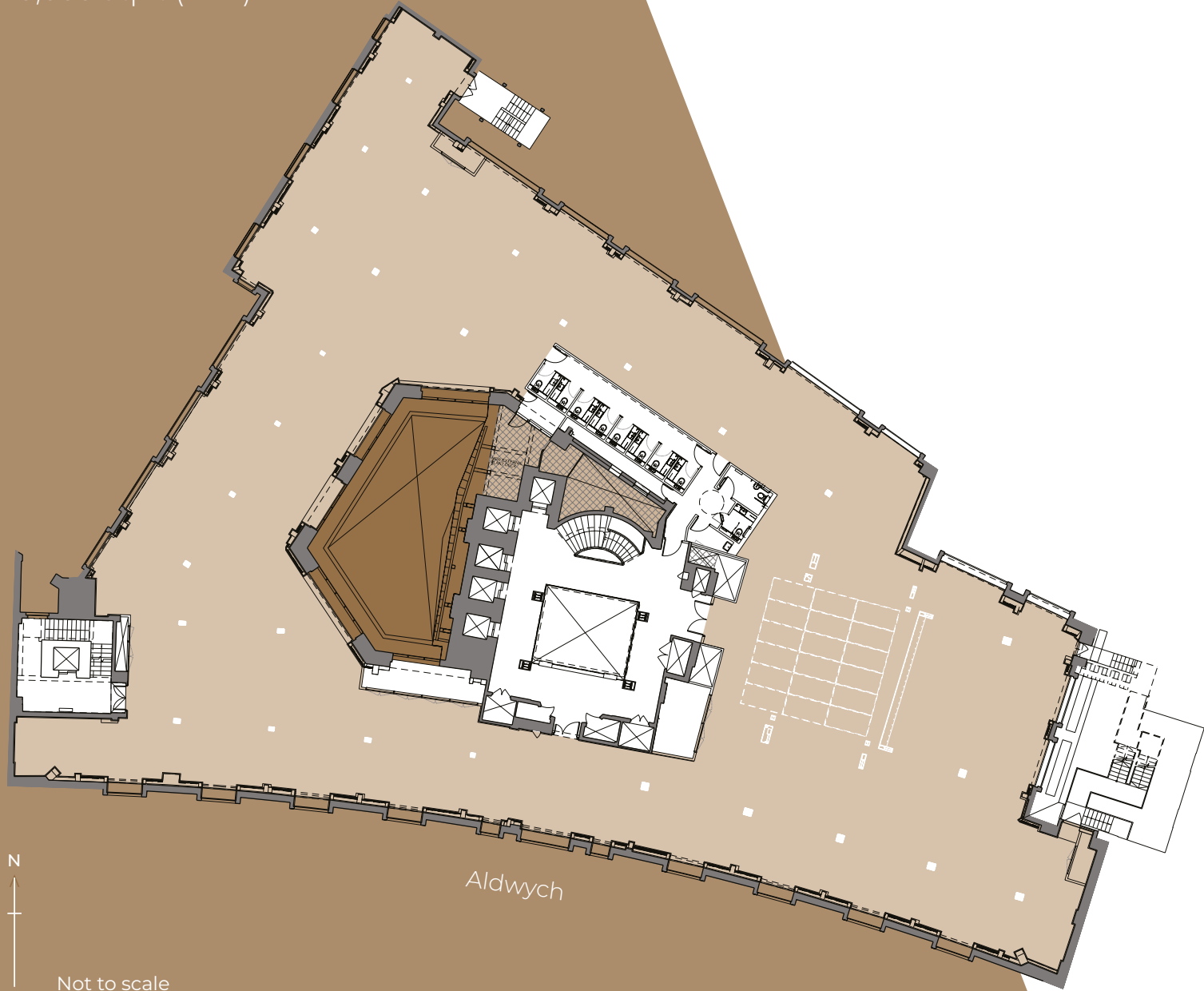


Availability (NIA)	Sq Ft
Eighth floor	15,555
Sixth floor (part)	7,806
Third floor (coming soon)	16,673
TOTAL	40,034

Available space
 Space coming soon



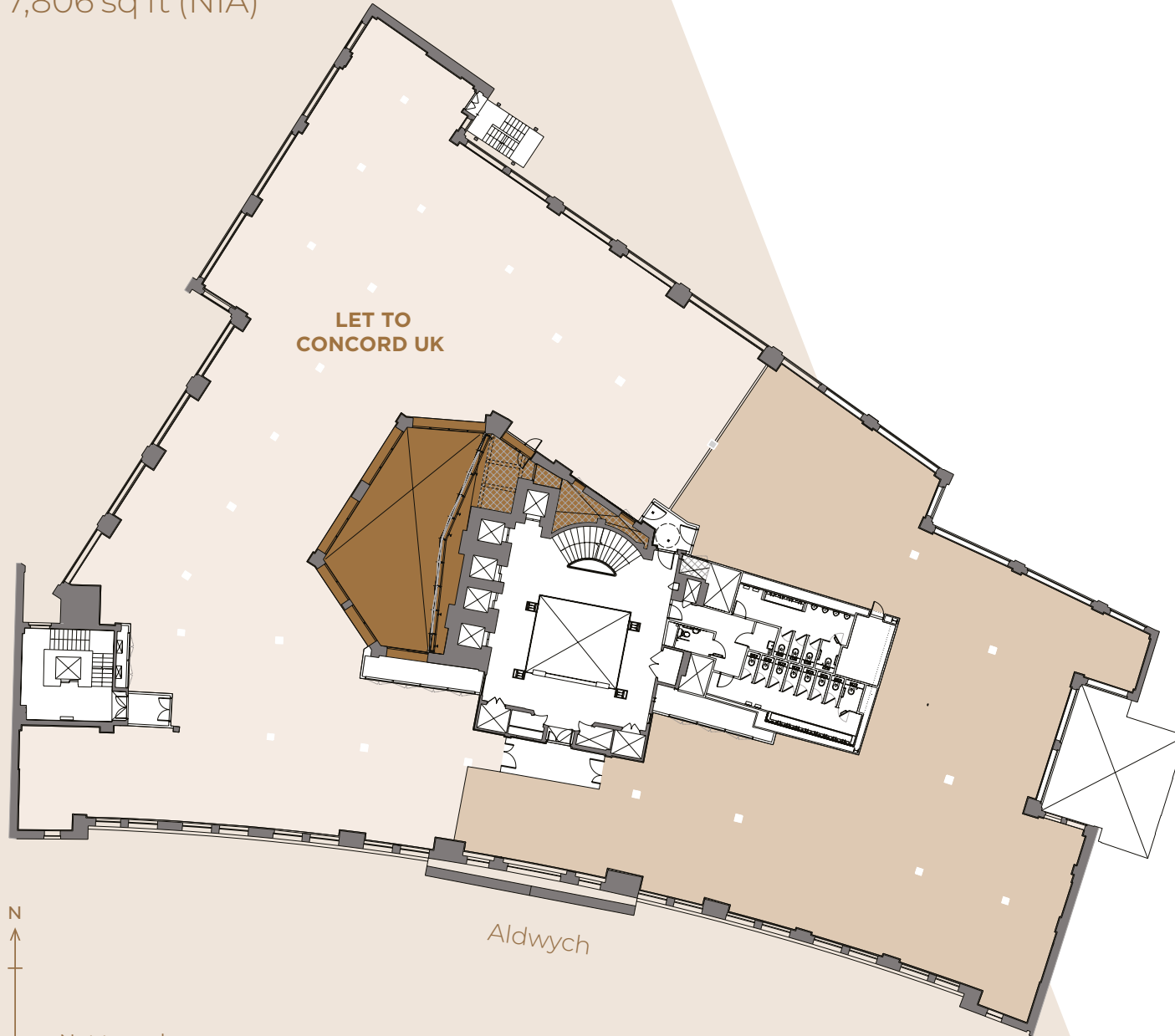
8TH FLOOR
15,555 sq ft (NIA)



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 SPACES



325 LOCKERS



VRF AIR CONDITIONING



FIVE 21-PERSON PASSENGER LIFTS



SEPARATE GOODS LIFT

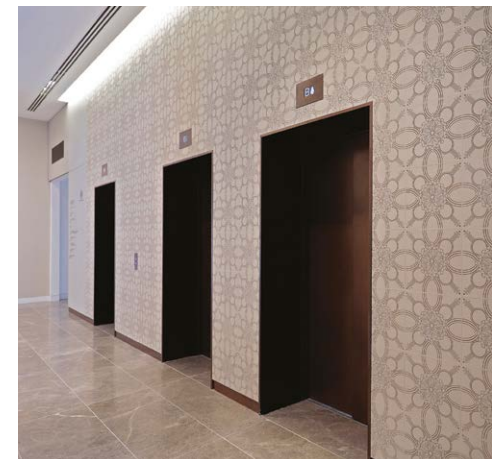
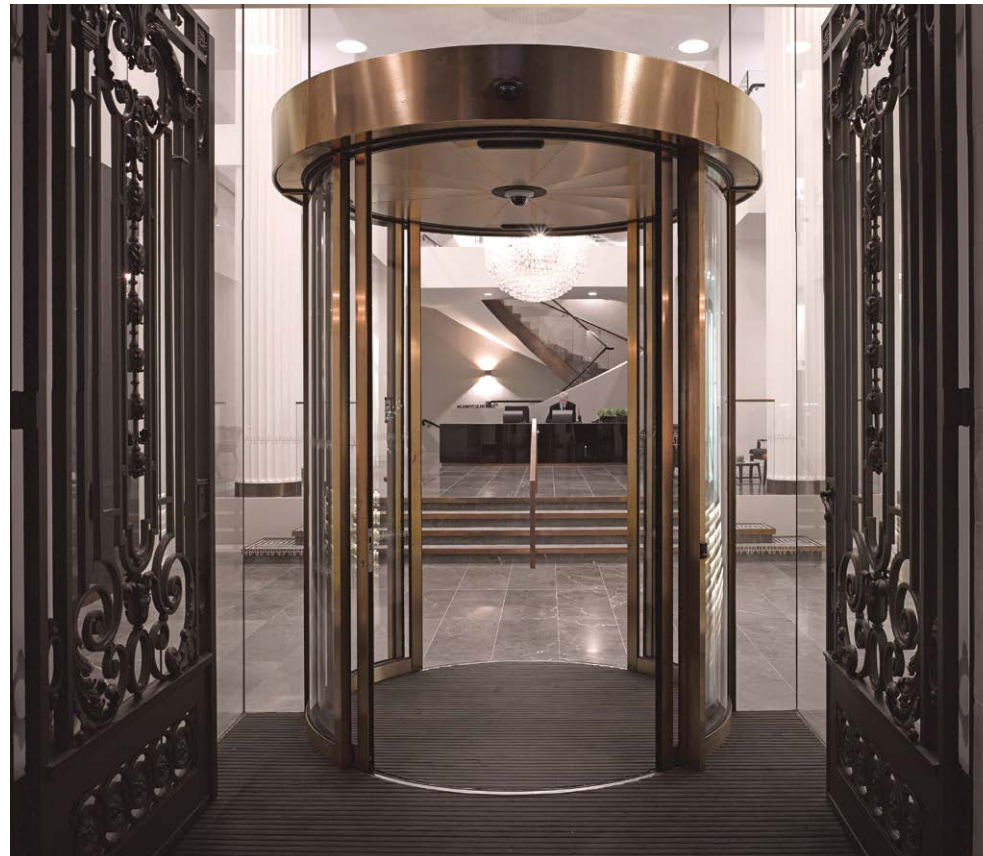


GOLD SKA RATING

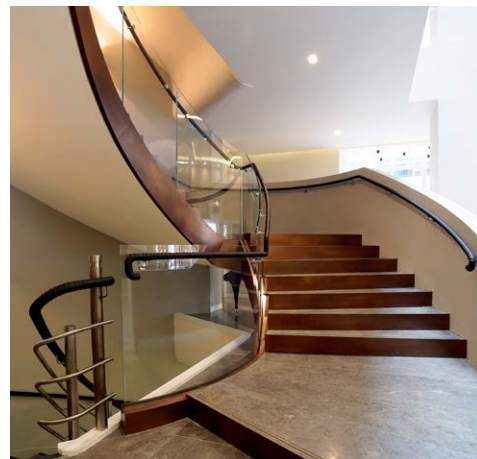
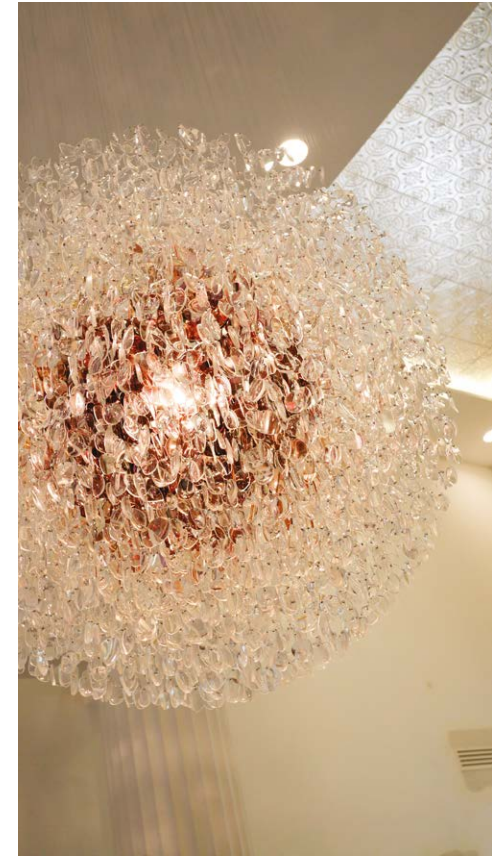


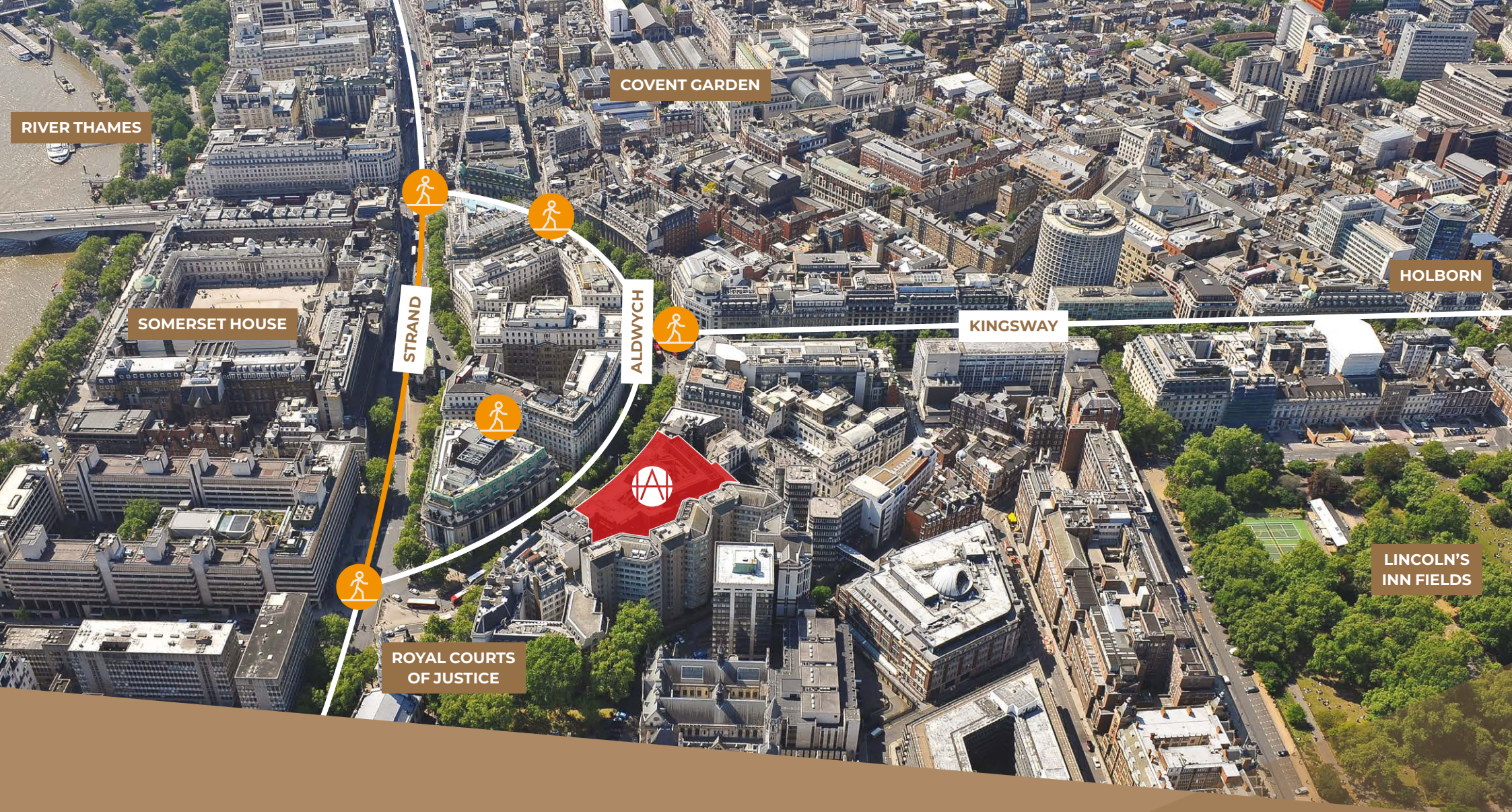
8th floor has been refurbished
to CAT A condition.











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





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