

11 KEELEY STREET

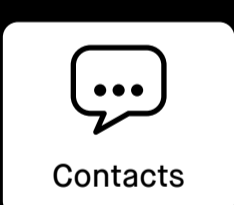
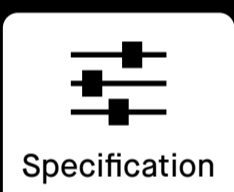
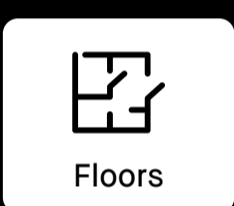
11 KEELEY STREET



THE KODAK

11 KEELEY STREET | COVENT GARDEN | WC2

THE BUILDING



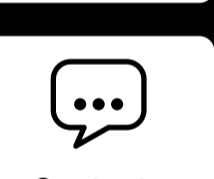
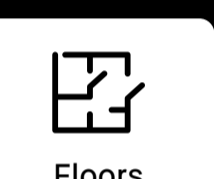
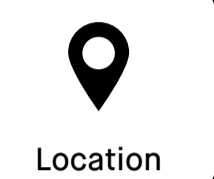
→
VIEW
Keeley Street

Drawing on its heritage as the former European Head Office of the Eastman Kodak Company, The Kodak has undergone a major and extensive refurbishment.

Enjoying a prominent Covent Garden / Kingsway position, the building combines period style and contemporary workspace.

The Kodak has been rejuvenated, remodelled and repositioned whilst minimising environmental impact.

The building delivers a flexible market leading format including Shell & Floor, Cat A and fully fitted office space across eight floors.



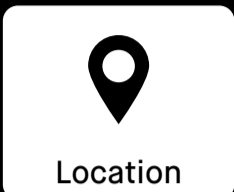


↑ Entrance
Keeley Street

THE KODAK | Covent Garden WC2



Building



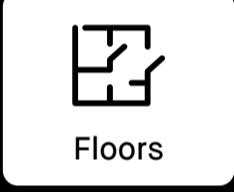
Location



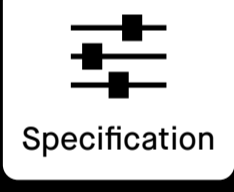
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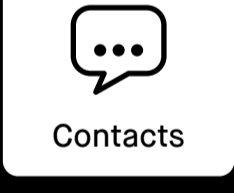
Availability



Floors



Specification

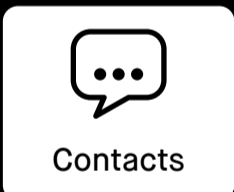
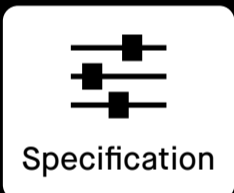
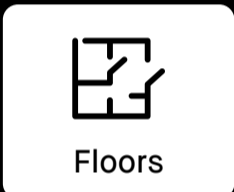
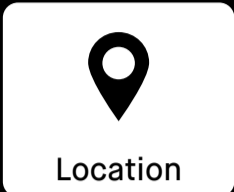


Contacts

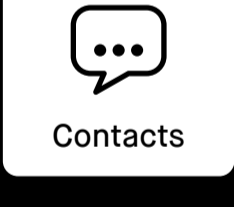
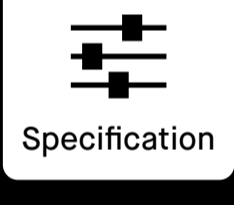
THE
KODAK



↑ RECEPTION AREA
Keeley Street



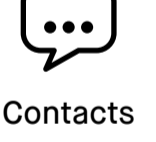
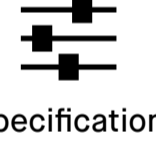
ENTRANCE
Keeley Street

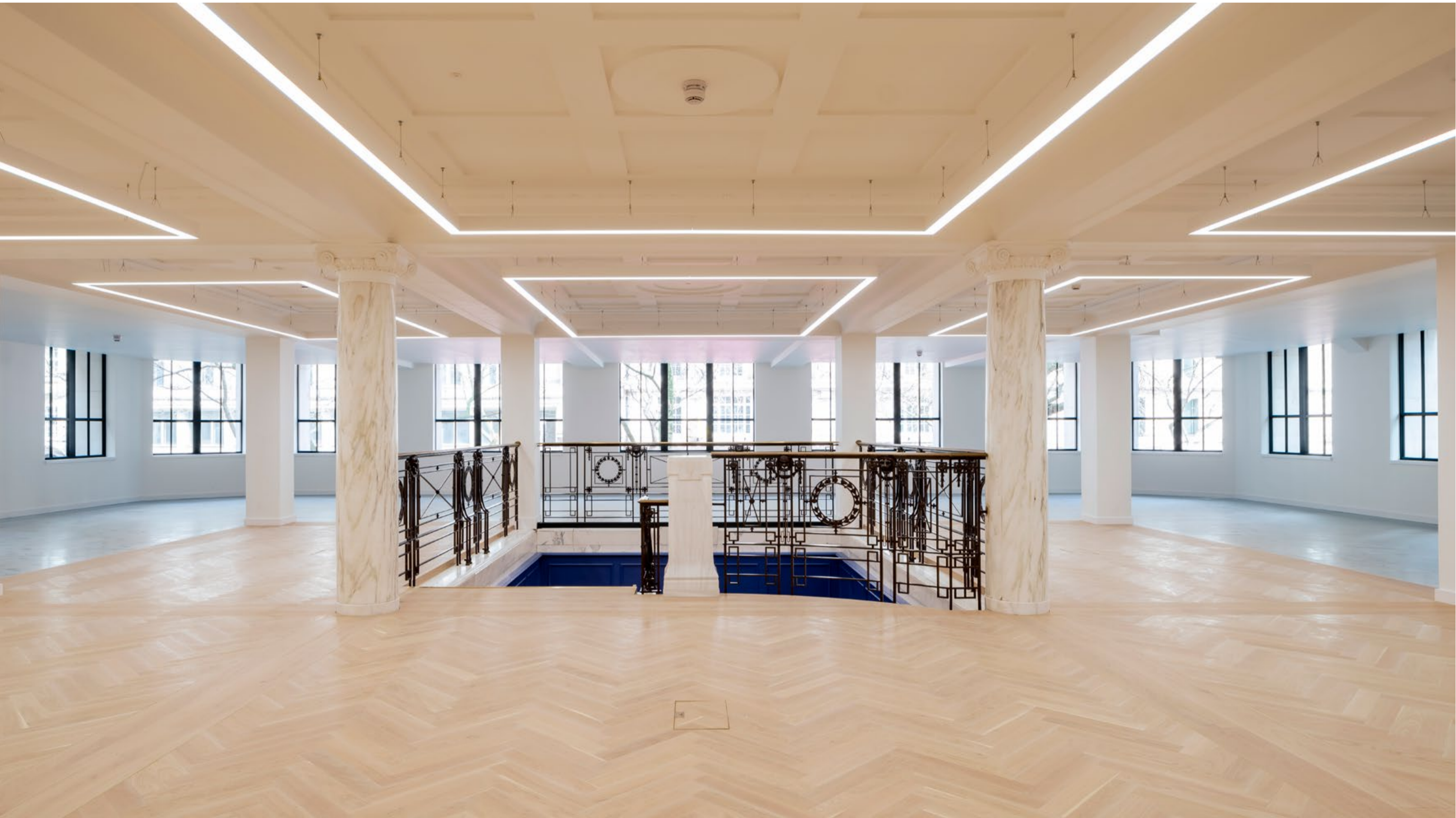


THE
KODAK



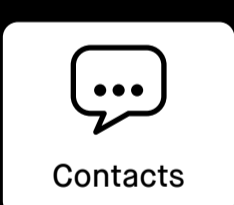
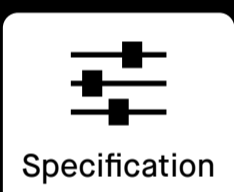
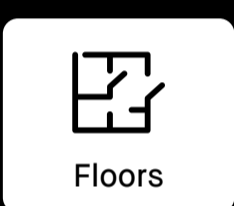
↑ ENTRANCE
Kingsway





↑ FIRST FLOOR

THE KODAK | Covent Garden WC2



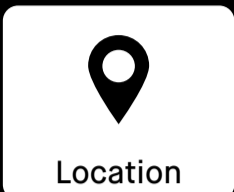


↑ SEVENTH FLOOR

THE KODAK | Covent Garden WC2



Building



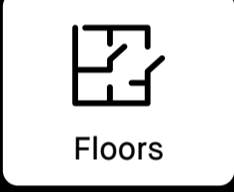
Location



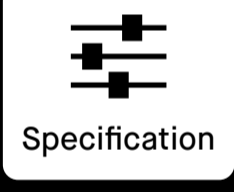
Connections



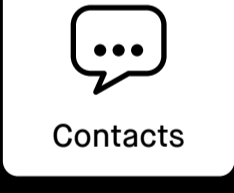
Availability



Floors



Specification



Contacts

THE
KODAK



REGENT'S PARK

WARREN STREET

EUSTON SQUARE

EUSTON STATION

FITZROVIA

THE BRITISH MUSEUM

RUSSELL SQUARE

TOTTENHAM COURT ROAD

COVENT GARDEN

HOLBORN

COVENT GARDEN

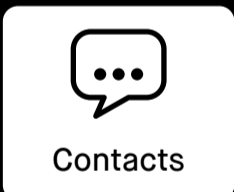
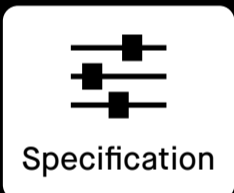
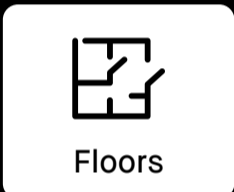
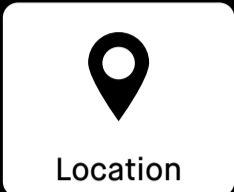
ROYAL OPERA HOUSE

THE KODAK

KINGSWAY

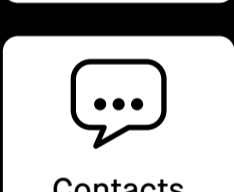
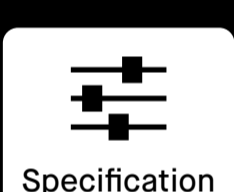
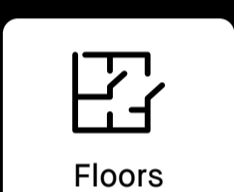
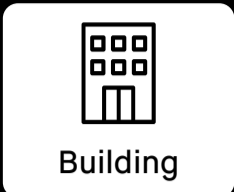
LINCOLN'S INN FIELDS

ALDWYCH



THE KODAK

THE AMENITY



THE
KODAK

ALL WITHIN 10 MINUTES OF THE KODAK

COVENT GARDEN PIAZZA | 6 minutes



PAUL SMITH | 6 minutes



ST JOHN BAKERY | 8 minutes



BALHAZAR | 5 minutes



THE DELAUNAY | 4 minutes



LINCOLN'S INN | 2 minutes

- Building
- Location
- Connections
- Availability
- Floors
- Specification
- Contacts



ROYAL OPERA HOUSE | 6 minutes

THE CORINTHIA | 10 minutes



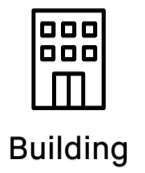
THE SAVOY | 6 minutes



THE KODAK | Covent Garden WC2



THE HOXTON HOTEL | 3 minutes



Building



Location



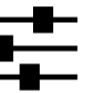
Connections



Availability



Floors

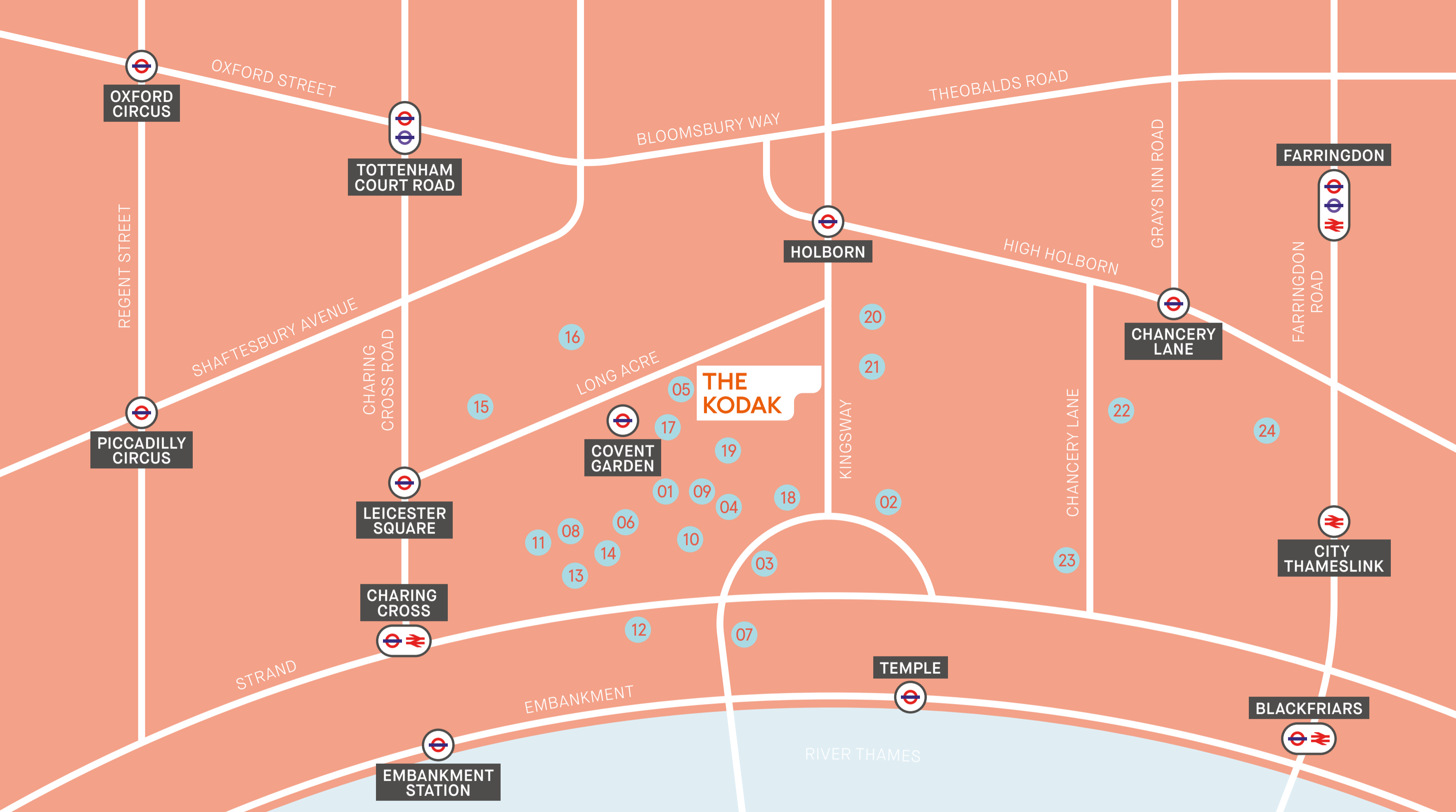


Specification



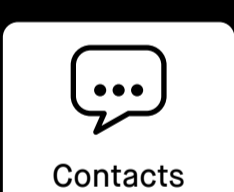
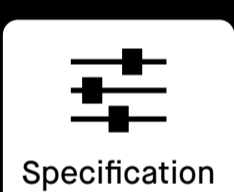
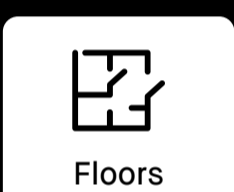
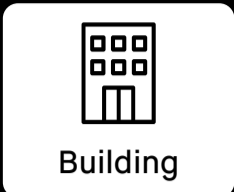
Contacts

THE
KODAK



●
FOOD
& DRINK

- | | | |
|-----------------------------|---------------------------|-------------------------|
| 01 Sushi Samba | 09 Balthazar | 17 Busaba |
| 02 Roka | 10 Champagne and Fromage | 18 The Delaunay |
| 03 Radio Rooftop Bar | 11 Flat Iron | 19 Wildwood |
| 04 Opera Tavern | 12 Savoy Grill / Simpsons | 20 Fields |
| 05 Barrafina | 13 Polpo Covent Garden | 21 Coopers |
| 06 The Ivy Grill | 14 Franco Manca | 22 The Pregnant Man |
| 07 Spring at Somerset House | 15 Dishoom | 23 Gaucho |
| 08 Sticks'n'Sushi | 16 Hawksmoor | 24 Birley Sandwich Shop |



THE
KODAK



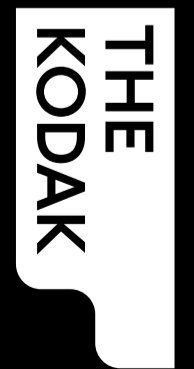
LOCAL OCCUPIERS

- 01 Samsung
- 02 Shiseido
- 03 Mishcon de Reya
- 04 Framestore
- 05 Publicis
- 06 Wasserman Media Group
- 07 CVC Capital Partners
- 08 Conde Nast

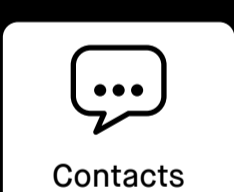
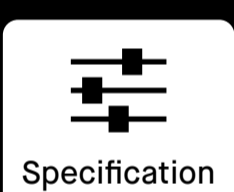
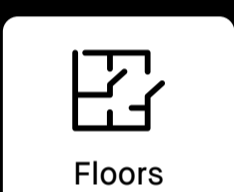
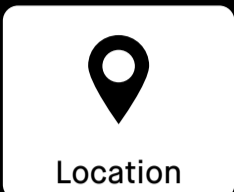
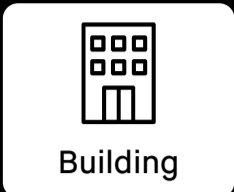
- 09 Bain & Co
- 10 The Economist
- 11 London School of Economics
- 12 Kings College London
- 13 Spotify
- 14 Soho Works
- 15 Verizon
- 16 Twitch

- 17 McKinsey
- 18 Rothesay Life
- 19 Blick Rothenberg
- 20 Fladgate
- 21 Amazon
- 22 Ascential
- 23 Mitsubishi
- 24 Industrial Light & Magic

- Building
- Location
- Connections
- Availability
- Floors
- Specification
- Contacts



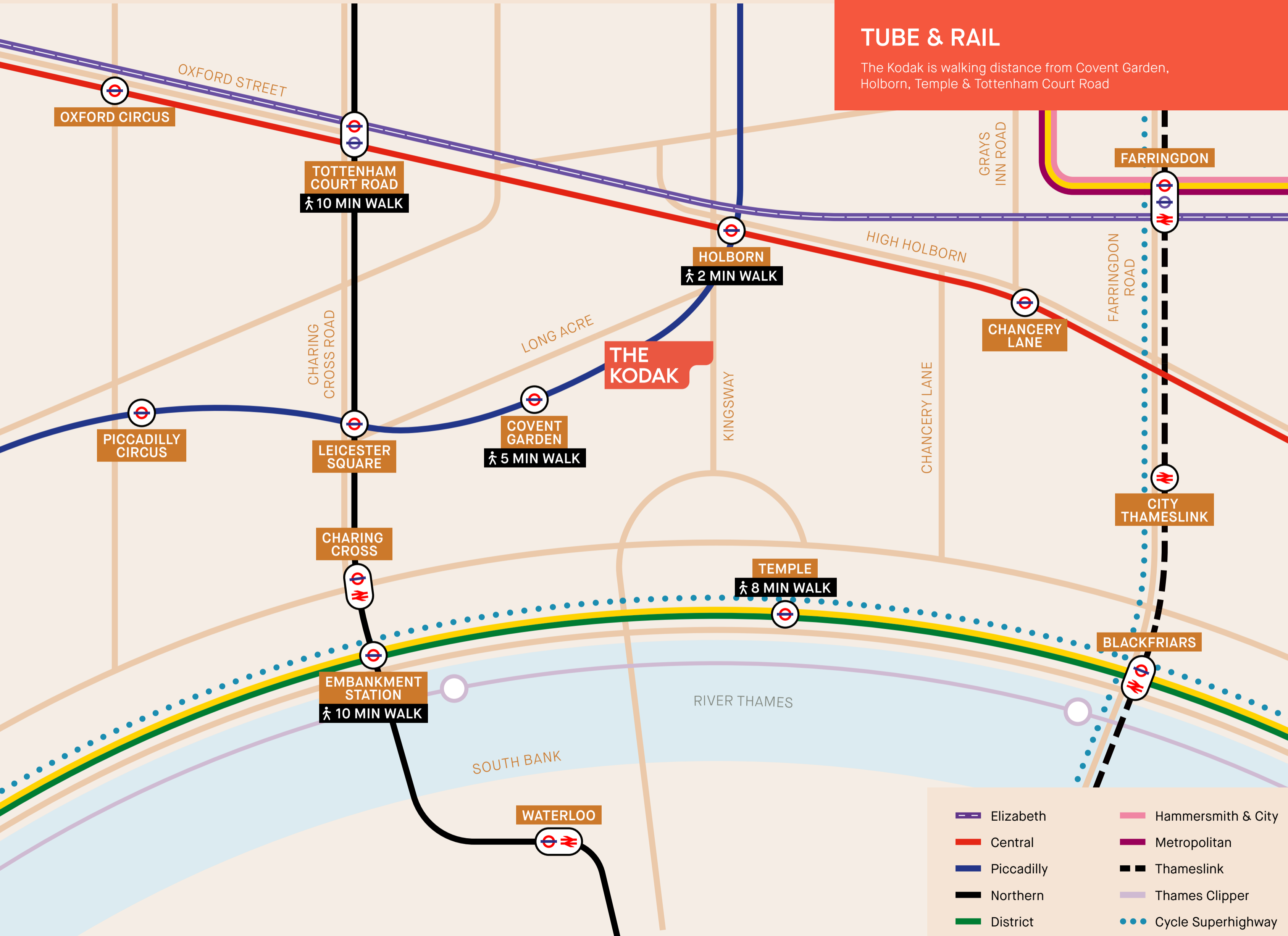
GETTING AROUND



THE
KODAK

TUBE & RAIL

The Kodak is walking distance from Covent Garden, Holborn, Temple & Tottenham Court Road



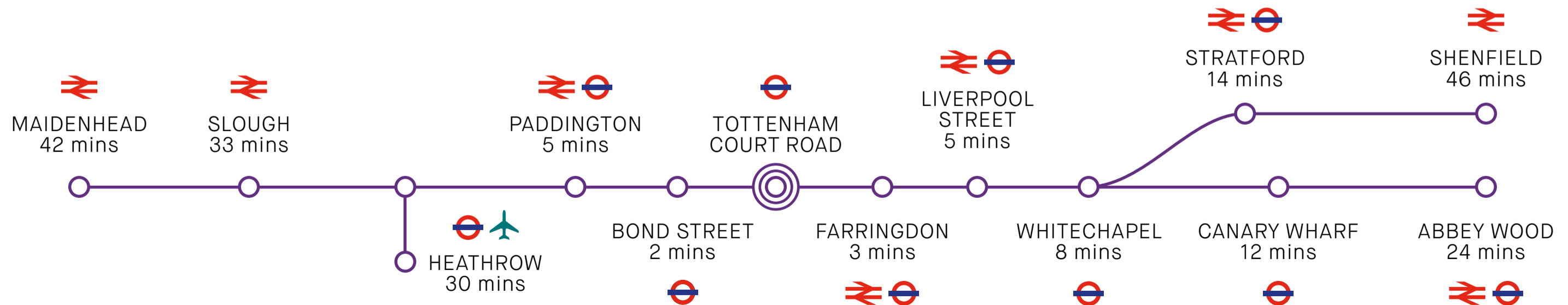
-  Building
-  Location
-  Connections
-  Availability
-  Floors
-  Specification
-  Contacts

ELIZABETH LINE

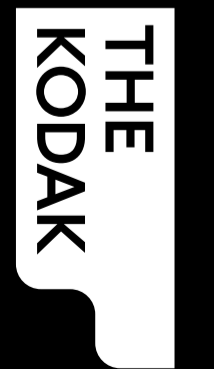
THE KODAK GREATLY BENEFITS FROM THE COMPLETION OF THE ELIZABETH LINE.

The new station is only one stop away via the Central line, or a 10 minute walk away.

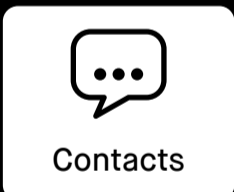
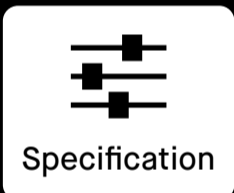
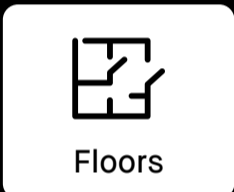
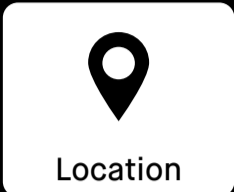
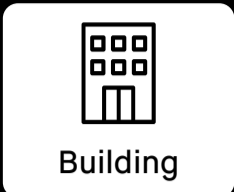
→
NEW ELIZABETH LINE ENTRANCE AT TOTTENHAM COURT ROAD
10 minutes walk



-  Building
-  Location
-  Connections
-  Availability
-  Floors
-  Specification
-  Contacts



REJUVENATED



A HQ BUILDING

The Kodak has been comprehensively refurbished to create one of the most exciting new office developments in Covent Garden.

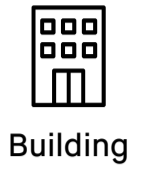
Celebrating many period features in what was Kodak's original European headquarters, it offers a contemporary home for modern business.



NEW ENTRANCE

The Kodak benefits from an impressive new entrance with the reception relocated onto Keeley Street.

←
ENTRANCE
Keeley Street



Building



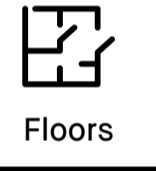
Location



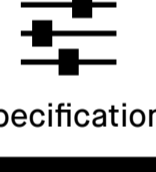
Connections



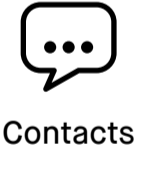
Availability



Floors



Specification



Contacts





↑ RECEPTION AREA
Waiting Area



Building



Location



Connections



Availability



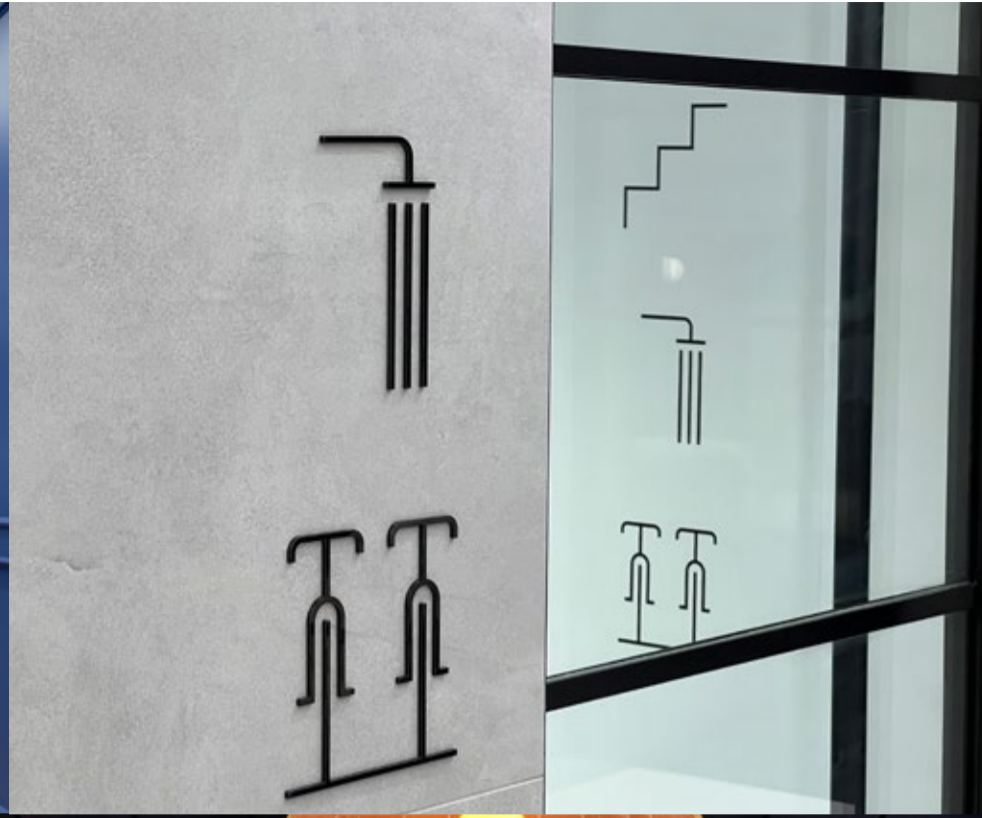
Floors



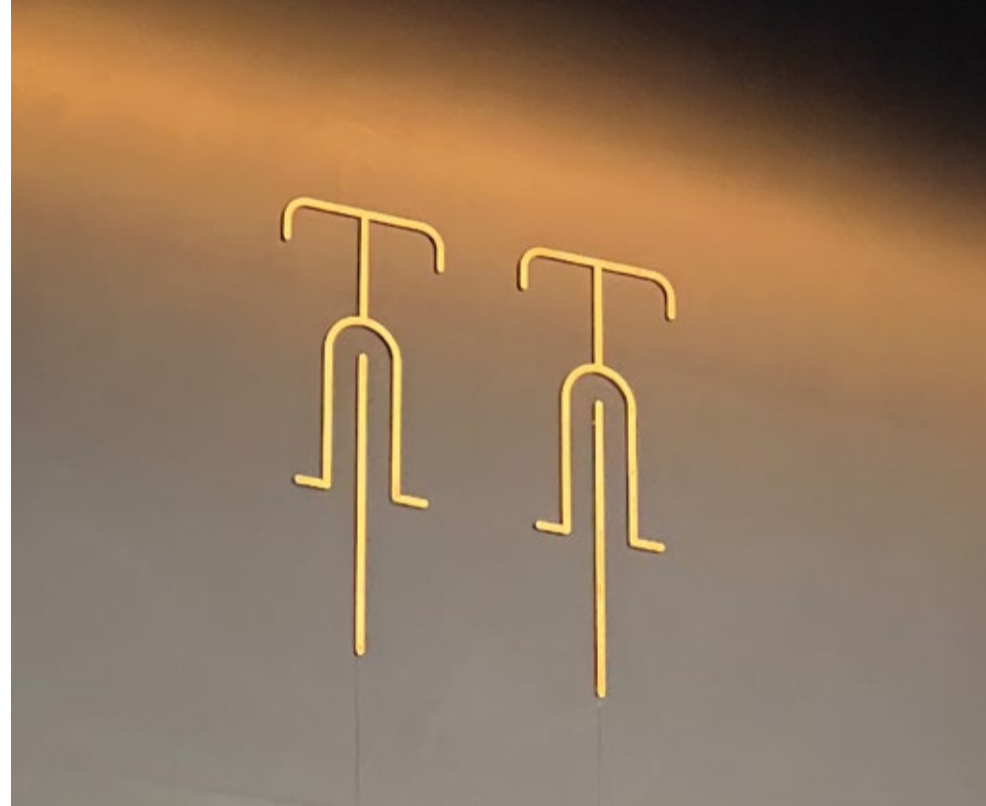
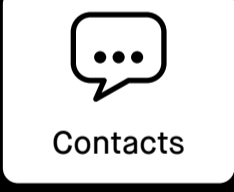
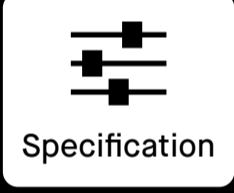
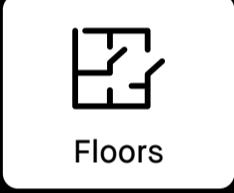
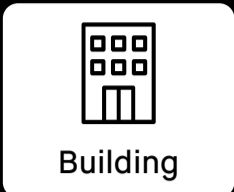
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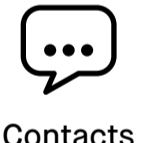
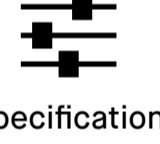
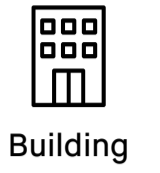
Contacts



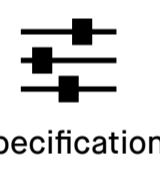
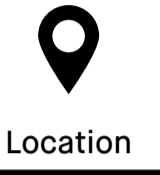
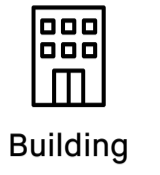
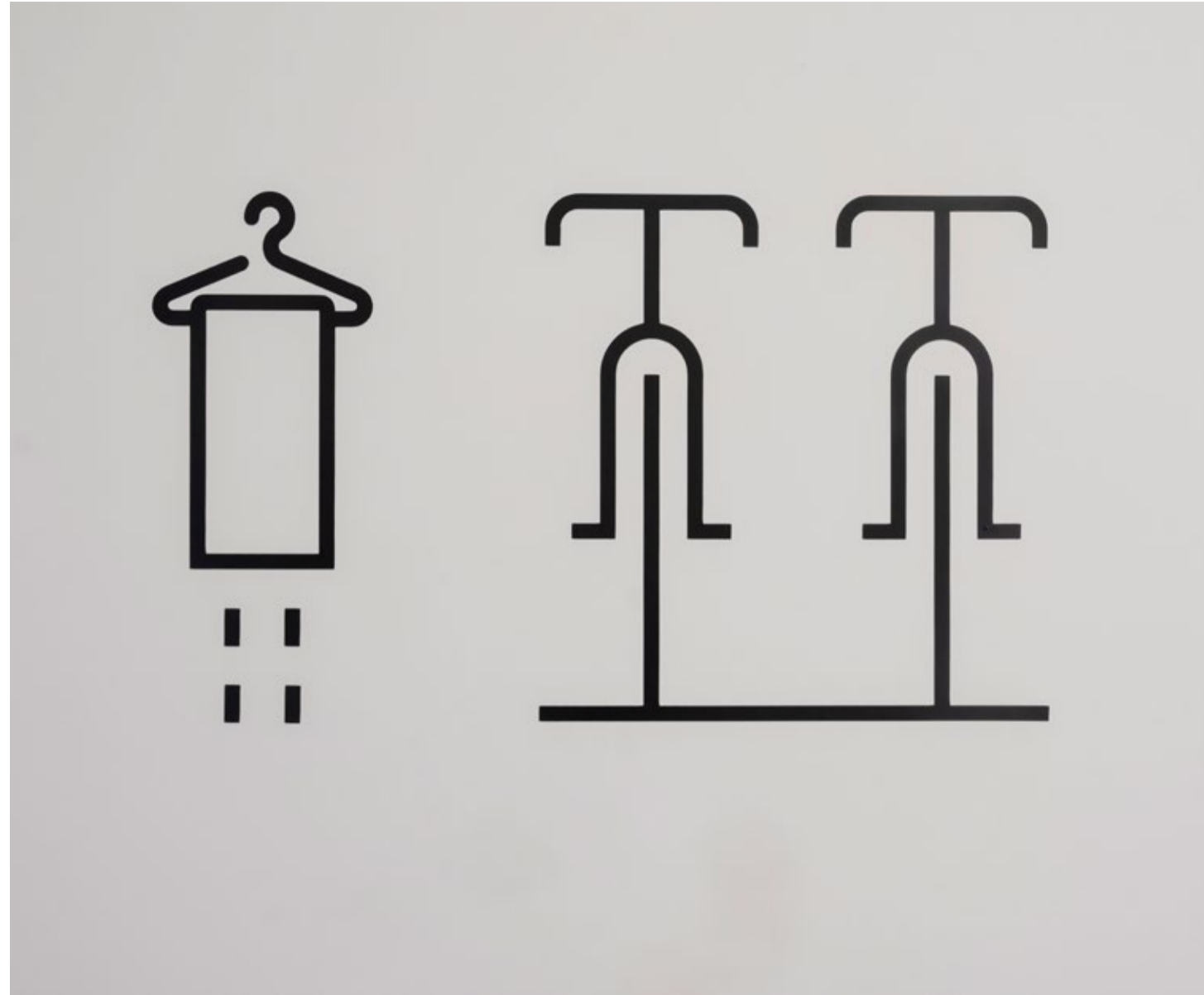
← WAYFINDING AND DETAIL



→
COMMUTER
FACILITIES



→
COMMUTER
FACILITIES



→
VIEW TOWARDS
ALDWYCH



Building



Location



Connections



Availability



Floors



Specification



Contacts

THE
KODAK

↓ ROOF TERRACE



Building



Location



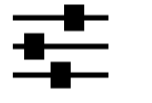
Connections



Availability



Floors



Specification



Contacts

THE
KODAK

SCHEDULE OF FLOORS – ULTIMATE FLEXIBILITY

0	THE KODAK WC2	1	THE KODAK WC2	2	THE KODAK WC2	3	THE KODAK WC2	4	THE KODAK WC2	5	THE KODAK WC2
0	0A	1	1A	2	2A	3	3A	4	4A	5	5A
6	THE KODAK WC2	7	THE KODAK WC2	8	THE KODAK WC2	9	THE KODAK WC2	10	THE KODAK WC2	11	THE KODAK WC2
6	6A	7	7A	8	8A	9	9A	10	10A	11	11A
12	THE KODAK WC2	13	THE KODAK WC2	14	THE KODAK WC2	15	THE KODAK WC2	16	THE KODAK WC2	17	THE KODAK WC2
12	12A	13	13A	14	14A	15	15A	16	16A	17	17A
18	THE KODAK WC2	19	THE KODAK WC2	20	THE KODAK WC2	21	THE KODAK WC2	22	THE KODAK WC2	23	THE KODAK WC2
18	18A	19	19A	20	20A	21	21A	22	22A	23	23A



Building



Location



Connections



Availability



Floors



Specification



Contacts



AVAILABILITY

7 6,941 SQ FT
645 SQ M

6 8,144 SQ FT
757 SQ M

5 LET

4 LET

3 8,795 SQ FT
817 SQ M

2 8,831 SQ FT
820 SQ M

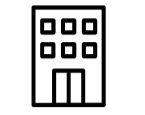
1 8,356 SQ FT
776 SQ M

G 2,761 SQ FT
257 SQ M



KEELEY STREET

TOTAL AVAILABLE 43,819 SQ FT / 4,071 SQ M



Building



Location



Connections



Availability



Floors



Specification

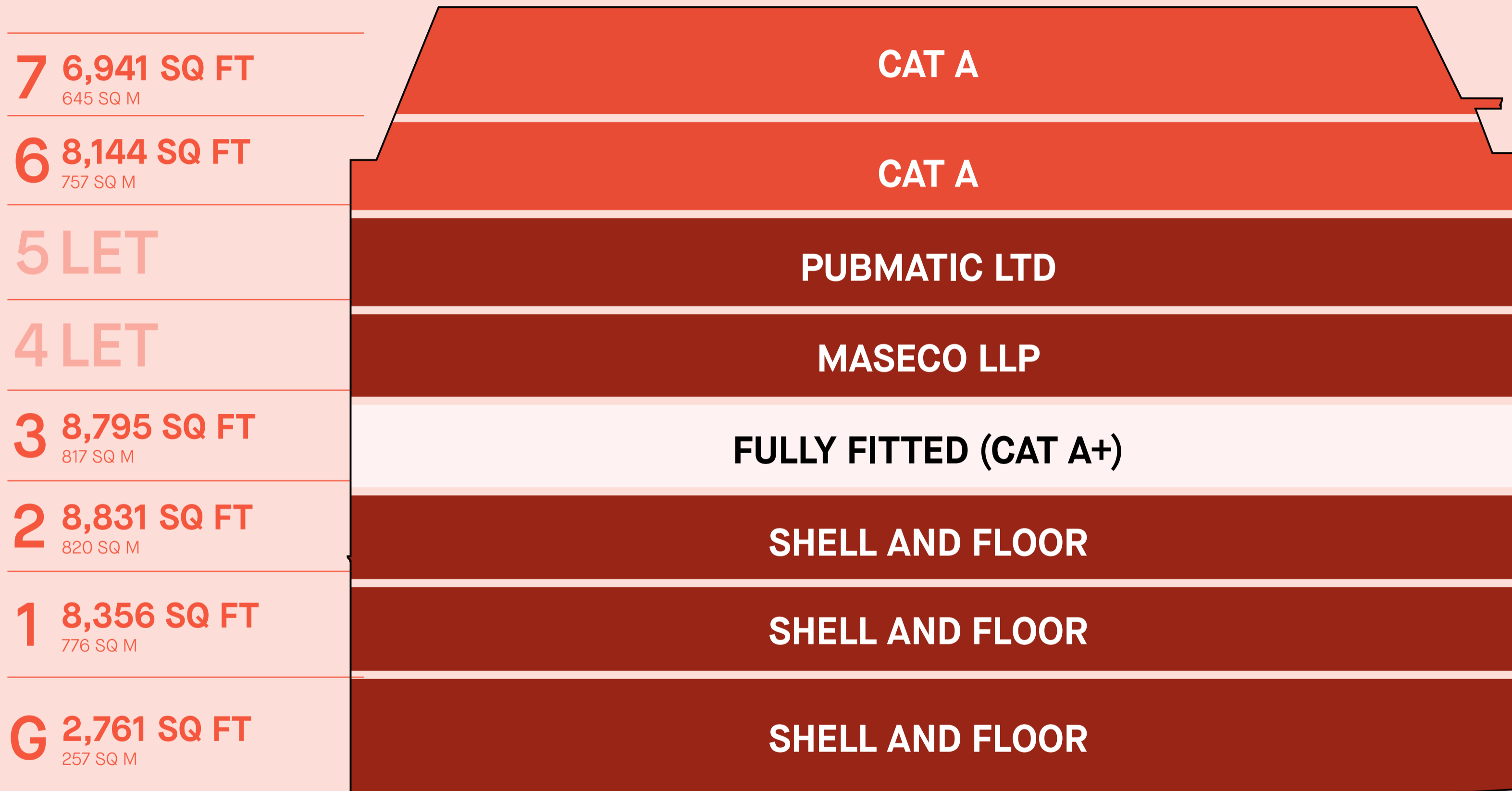


Contacts

THE
KODAK

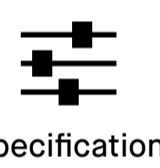
FLEXIBLE FINISHES

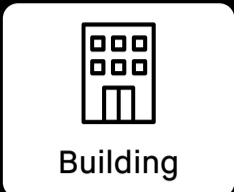
THERE ARE A RANGE OF FLOOR FINISHES THROUGHOUT THE BUILDING, ALLOWING OCCUPIERS TO DIRECTLY INFLUENCE THE STYLE OF THEIR WORKSPACE.



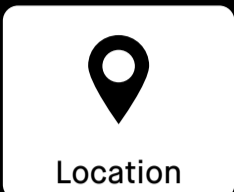
This approach to the refurbishment enables The Kodak to minimise waste and thereby limit the environmental impact of the project.

Floors can however be completed to any required finish subject to agreement.





Building



Location



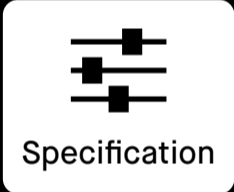
Connections



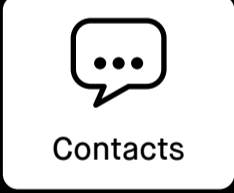
Availability



Floors



Specification

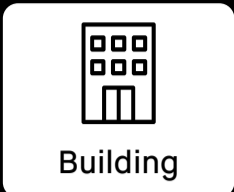


Contacts

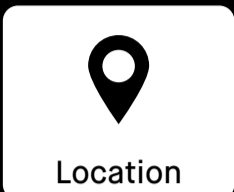
THE
KODAK

↑ FULLY FITTED THIRD FLOOR

THE KODAK | Covent Garden WC2



Building



Location



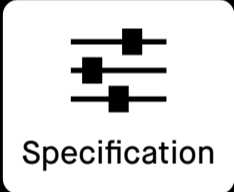
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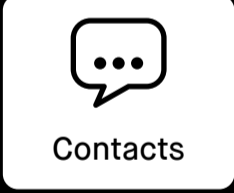
Availability



Floors



Specification

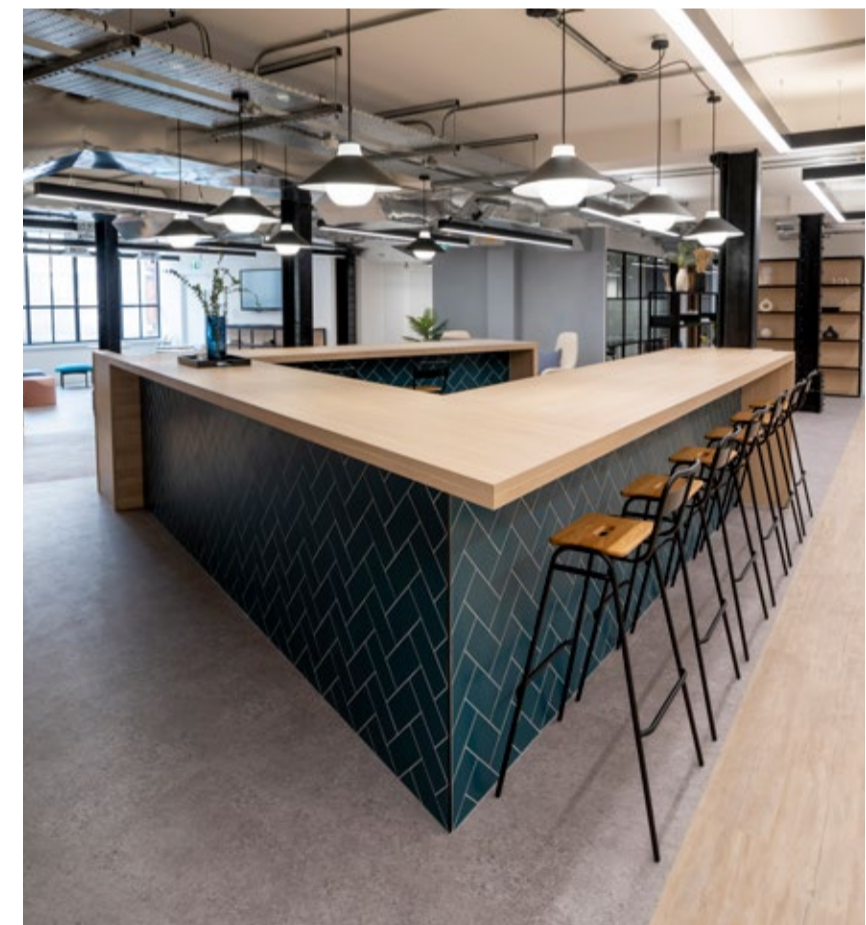
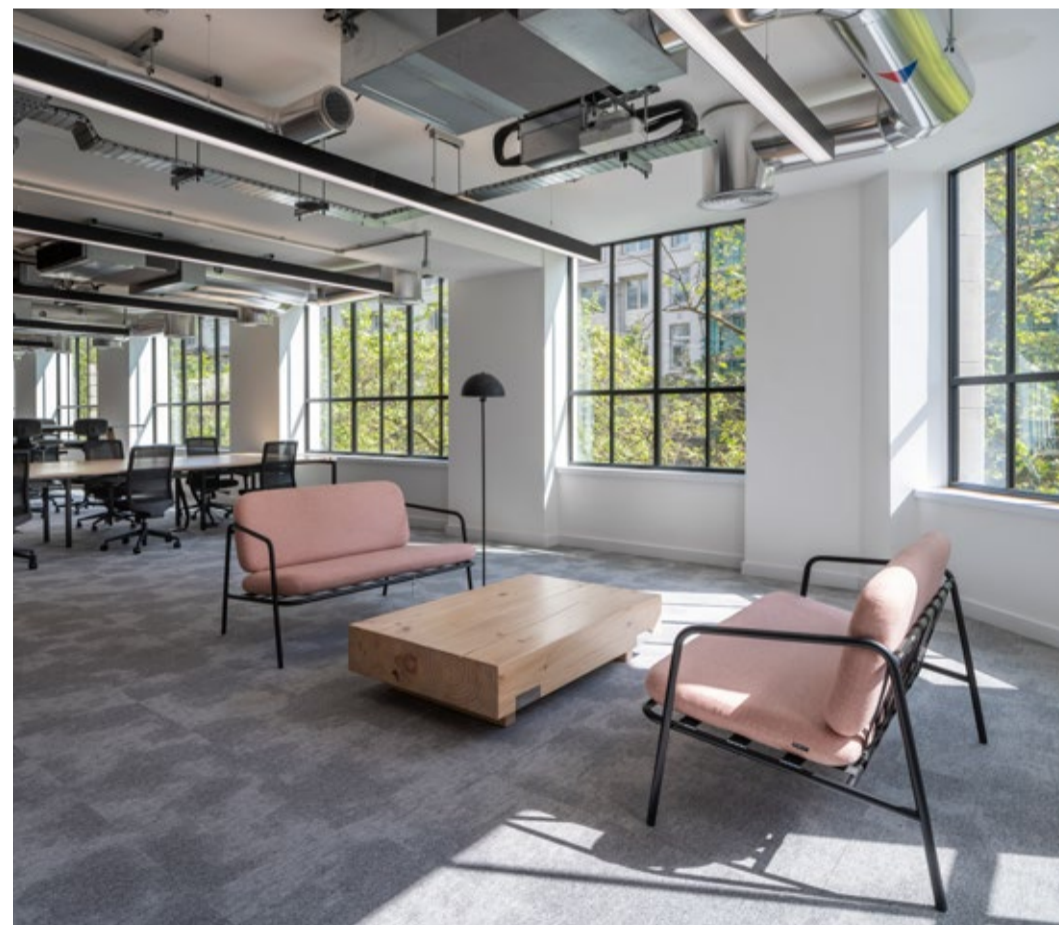


Contacts

THE
KODAK

↑ FULLY FITTED THIRD FLOOR

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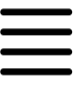
Building



Location



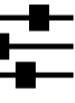
Connections



Availability



Floors



Specification

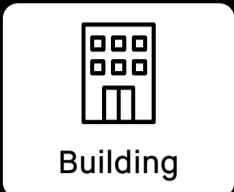


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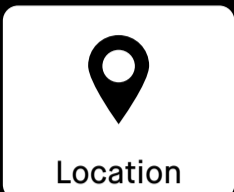
THE KODAK

↑ FULLY FITTED THIRD FLOOR

THE KODAK | Covent Garden WC2



Building



Location



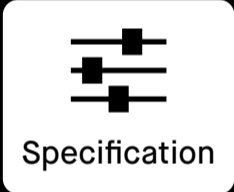
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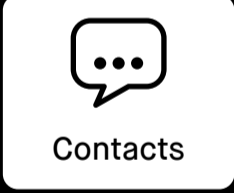
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Floors



Specification

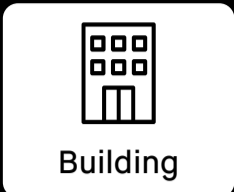


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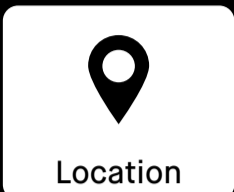
THE
KODAK

↑ SIXTH FLOOR

THE KODAK | Covent Garden WC2



Building



Location



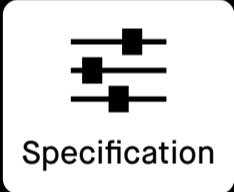
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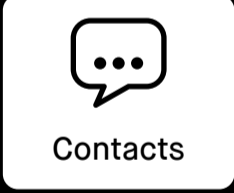
Availability



Floors



Specification

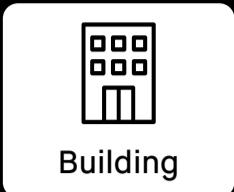


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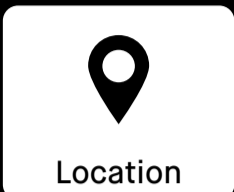
THE
KODAK

↑ SEVENTH FLOOR

THE KODAK | Covent Garden WC2



Building



Location



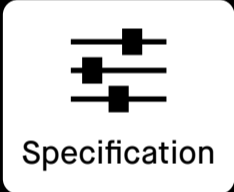
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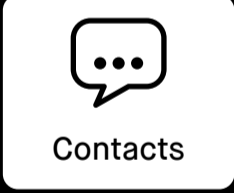
Availability



Floors



Specification



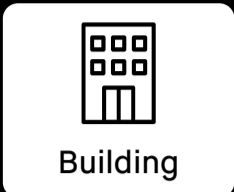
Contacts

THE
KODAK

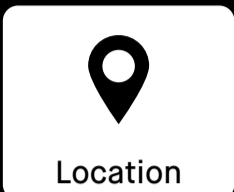
↑ SEVENTH FLOOR

THE KODAK | Covent Garden WC2

FLOOR PLANS



Building



Location



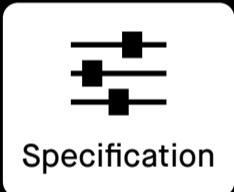
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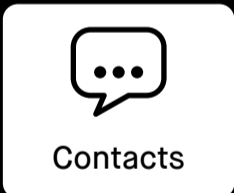
Availability



Floors



Specification

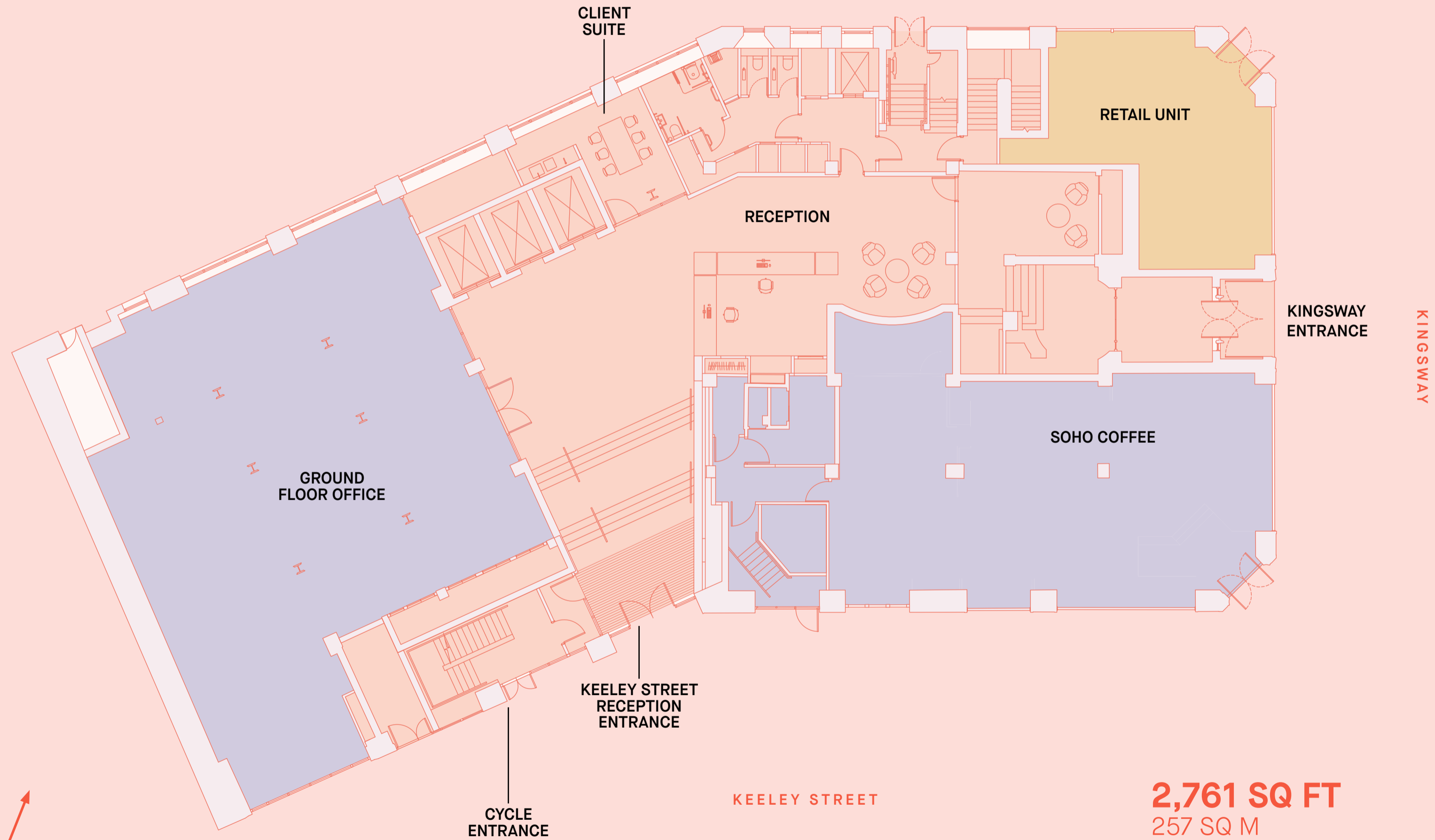


Contacts

THE
KODAK

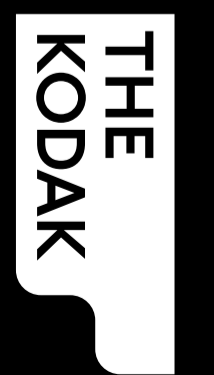
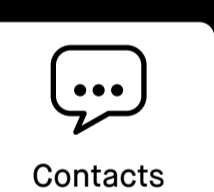
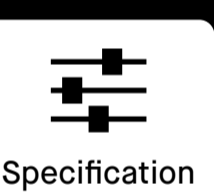
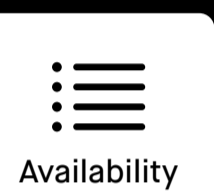
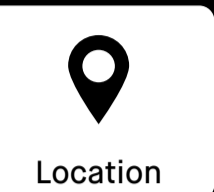
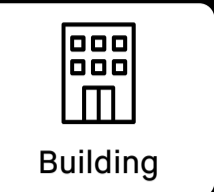
GROUND FLOOR PLAN

G



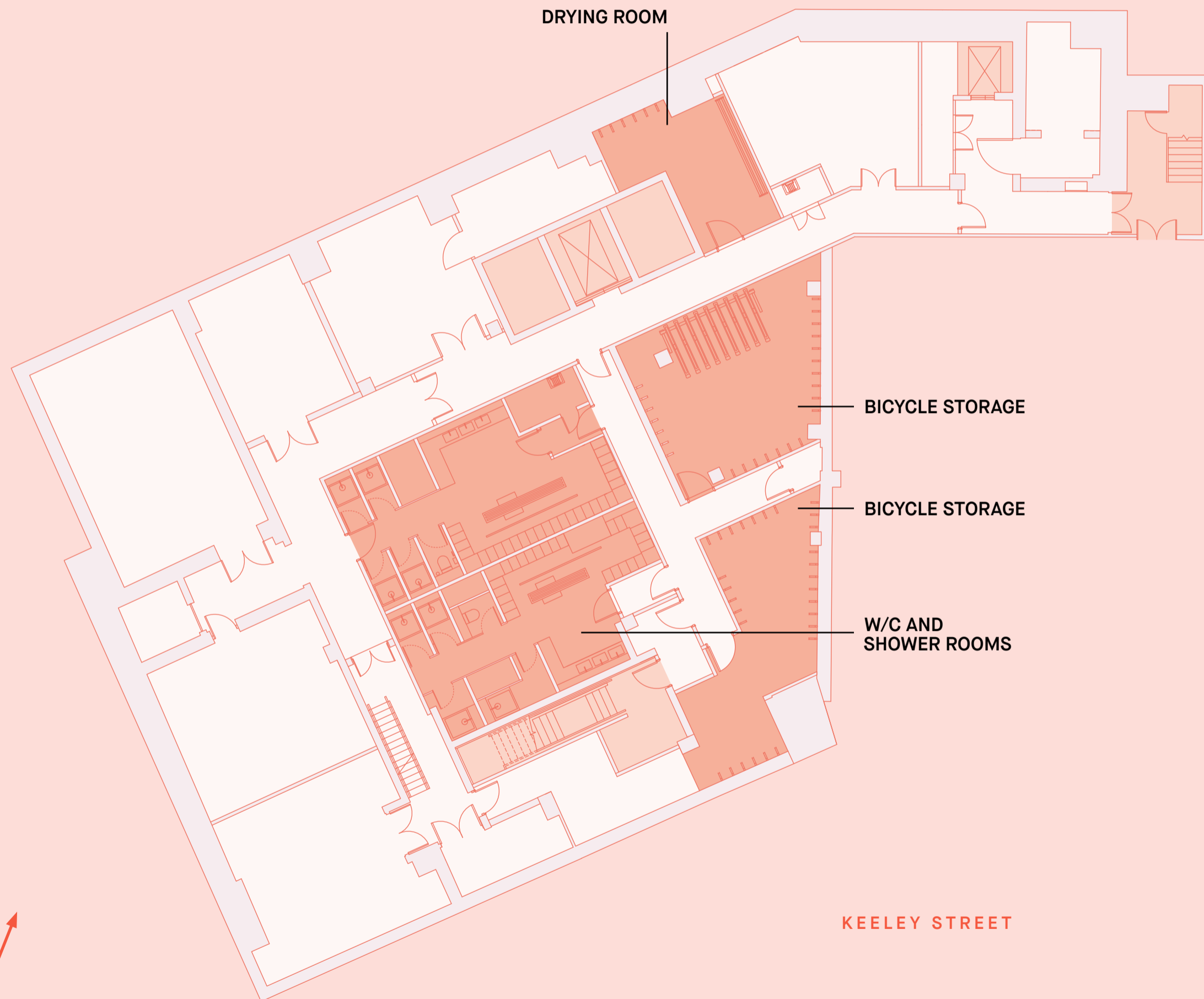
Plans not to scale. For indicative purpose only.

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LOWER GROUND FLOOR PLAN

LG

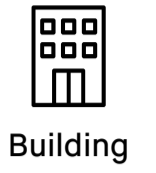


KINGSWAY

KEELEY STREET

Plans not to scale. For indicative purpose only.

THE KODAK | Covent Garden WC2



Building



Location



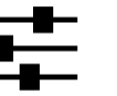
Connections



Availability



Floors



Specification

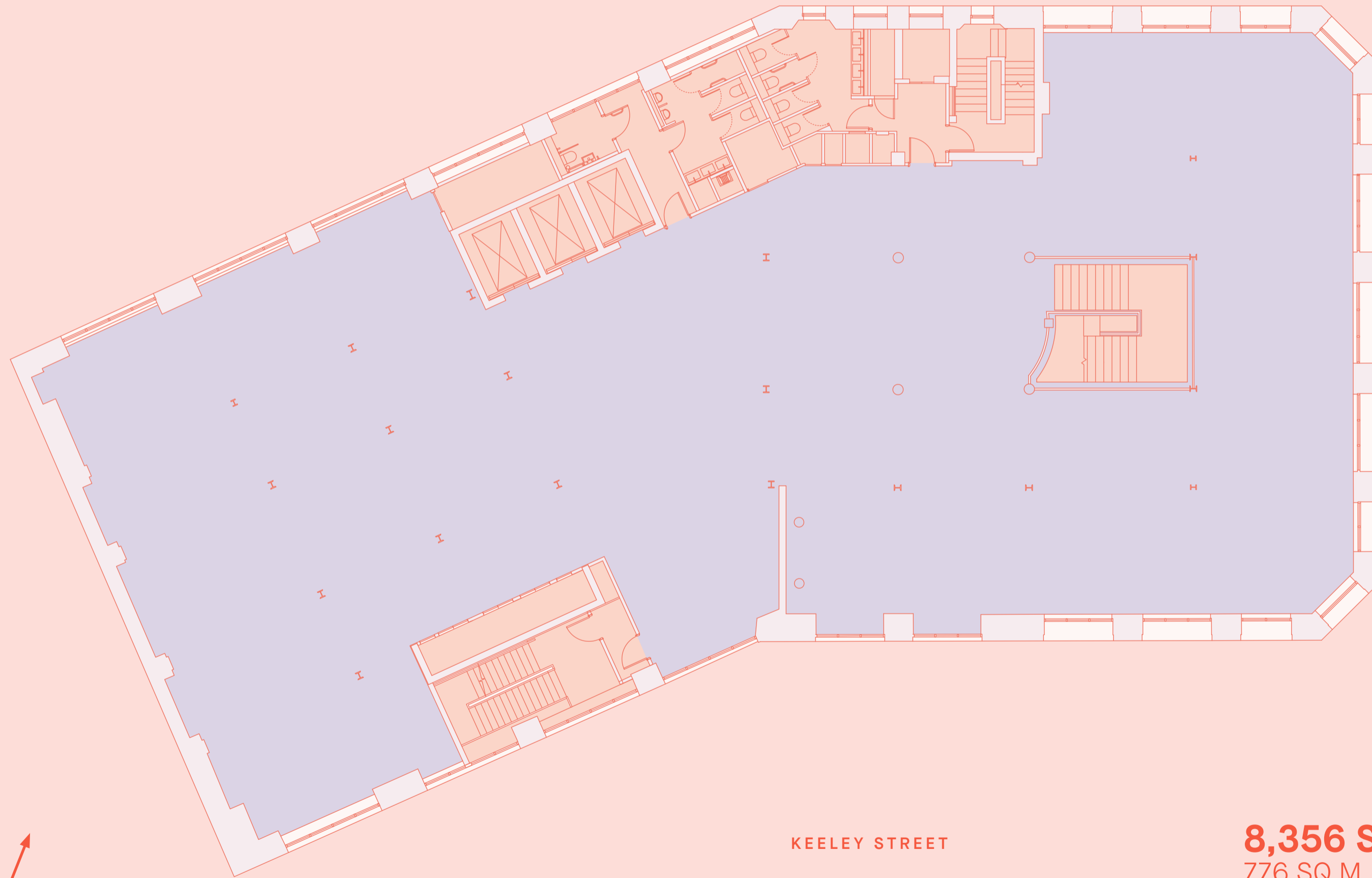


Contacts



FIRST FLOOR PLAN

1



KEELEY STREET

KINGSWAY

8,356 SQ FT
776 SQ M

Plans not to scale. For indicative purpose only.

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Building



Location



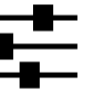
Connections



Availability



Floors

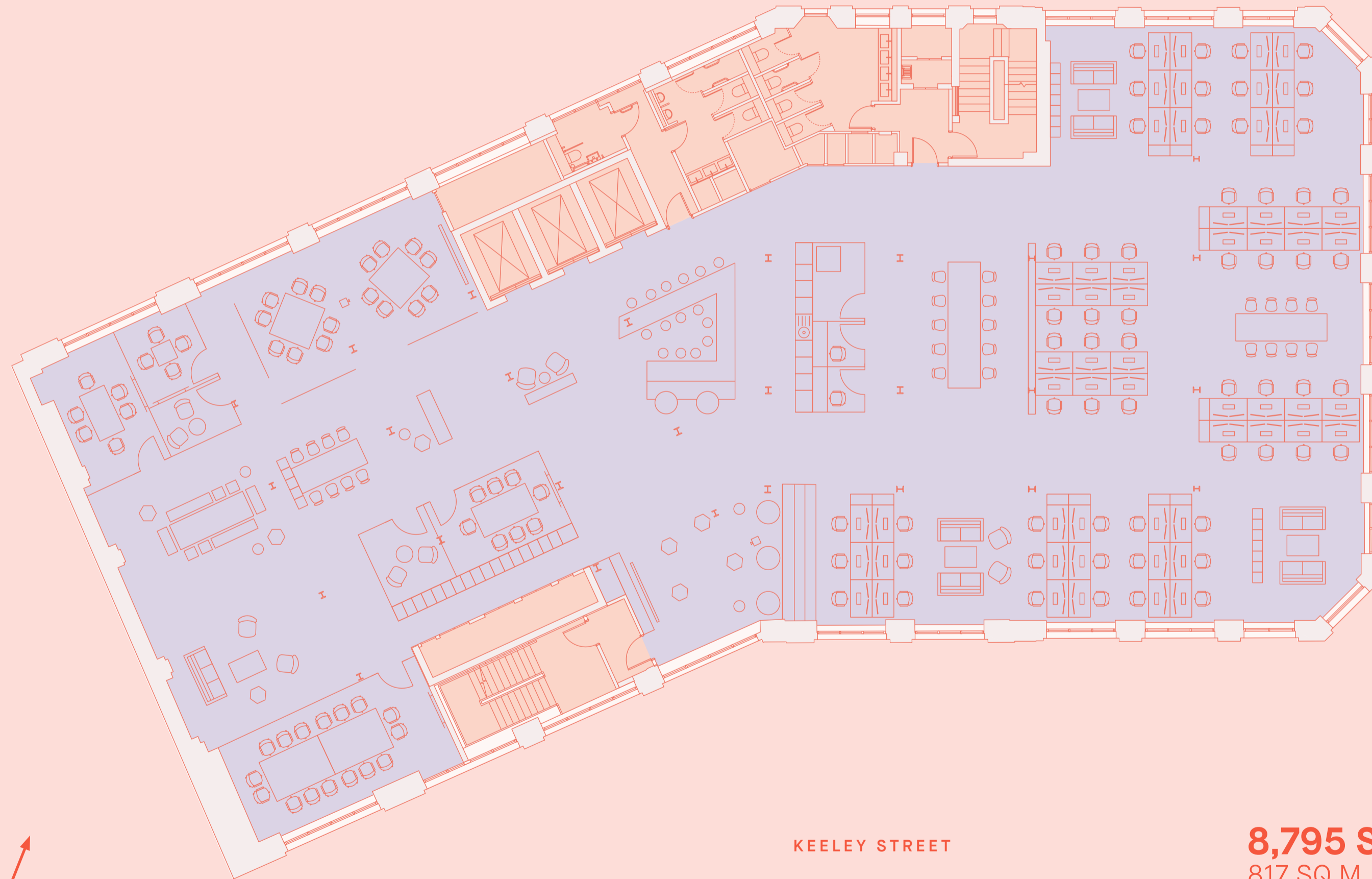


Specification



Contacts

THE
KODAK



KINGSWAY

KEELEY STREET

8,795 SQ FT
817 SQ M



Plans not to scale. For indicative purpose only.

THE KODAK | Covent Garden WC2



Building



Location



Connections



Availability



Floors

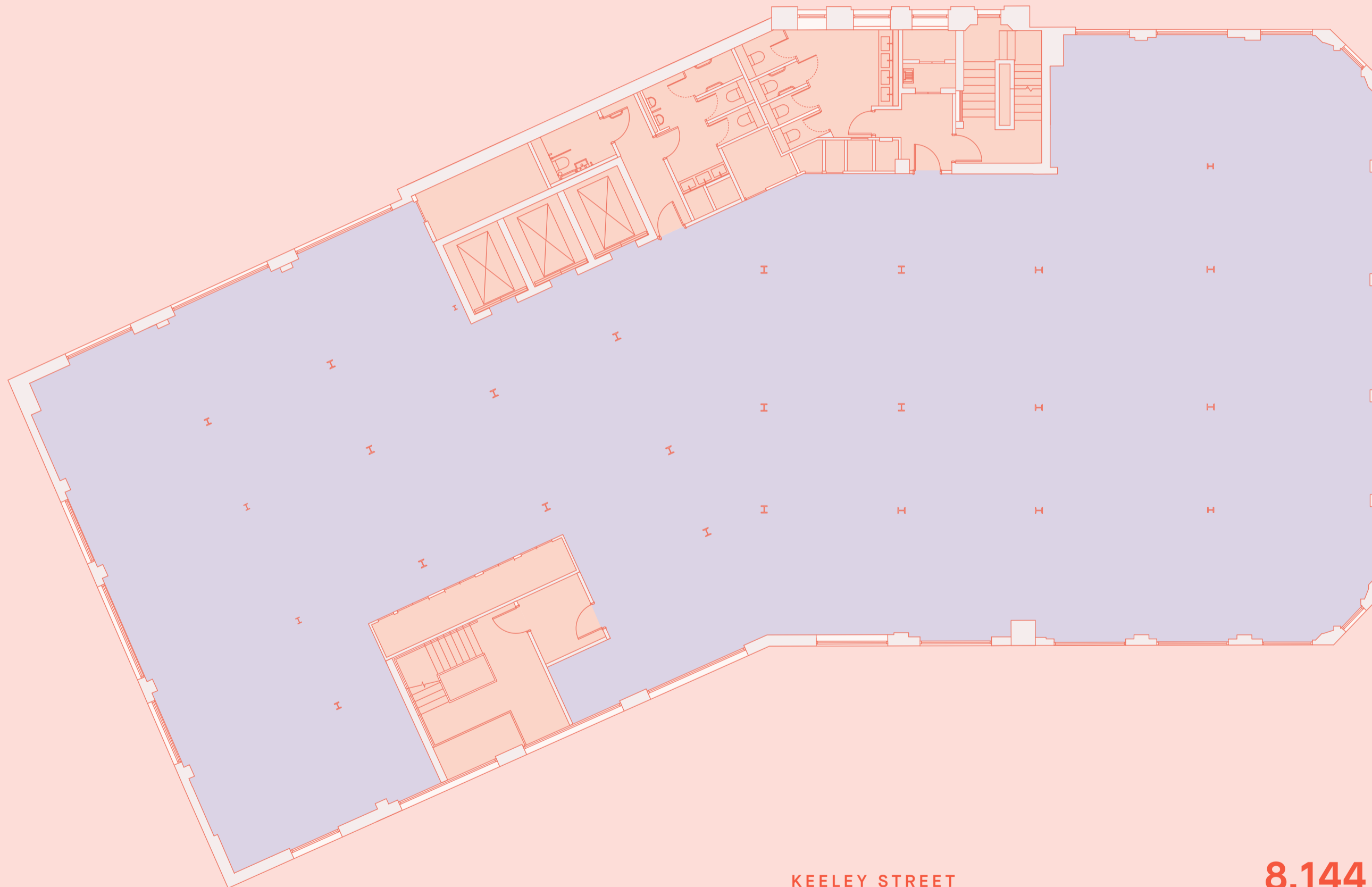


Specification



Contacts

THE
KODAK



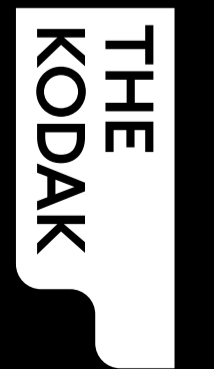
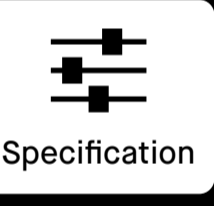
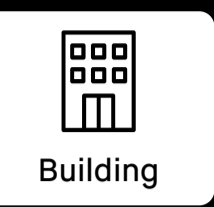
KEELEY STREET

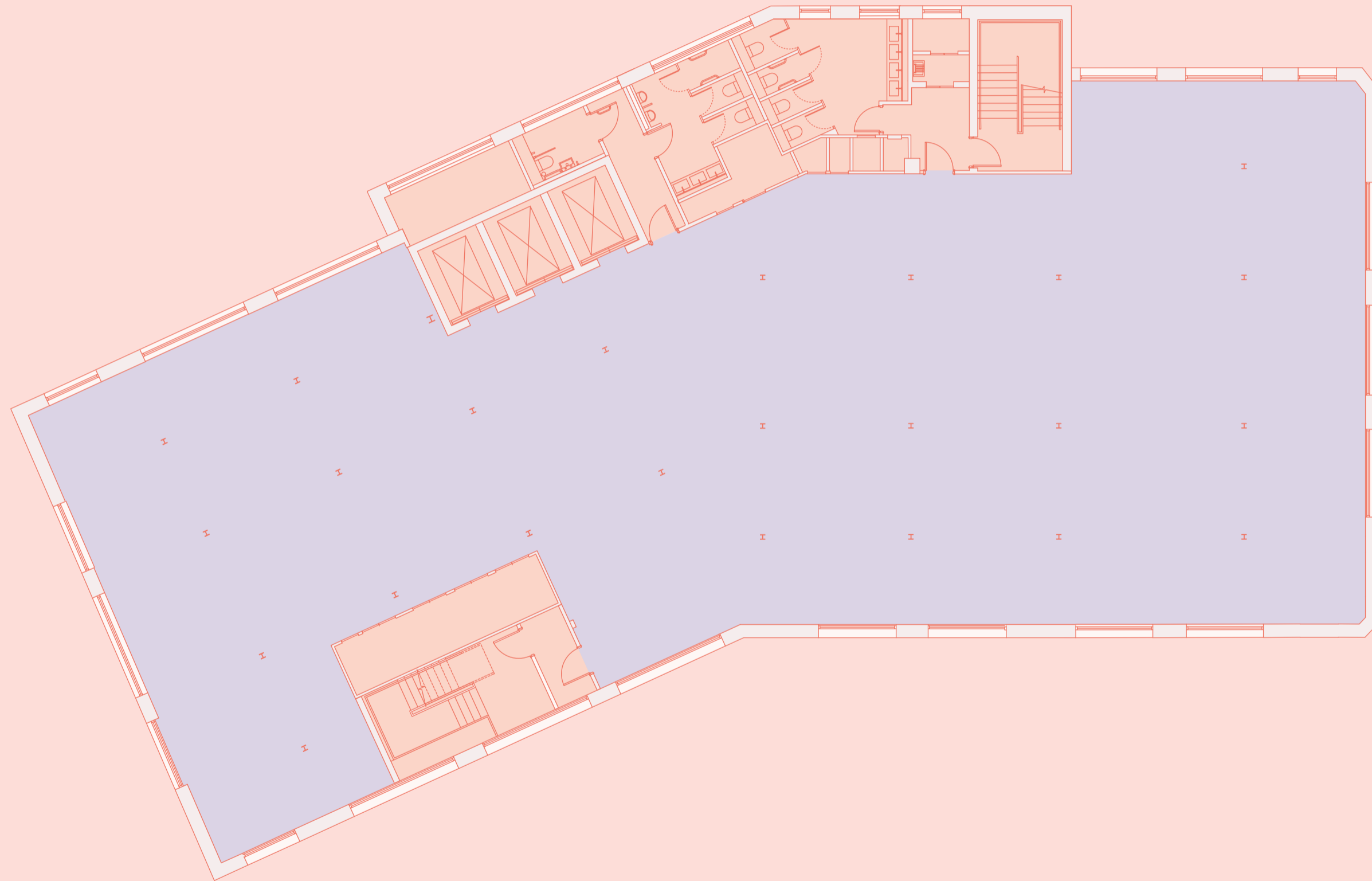
KINGSWAY

8,144 SQ FT
757 SQ M

Plans not to scale. For indicative purpose only.

THE KODAK | Covent Garden WC2





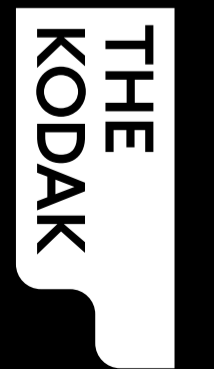
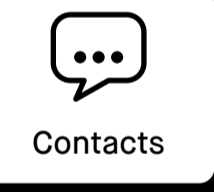
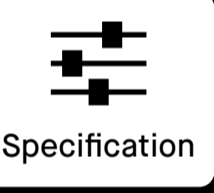
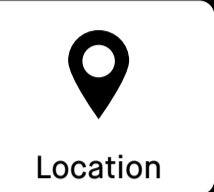
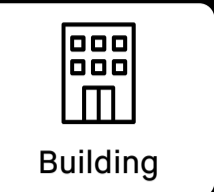
KEELEY STREET

KINGSWAY

6,941 SQ FT
645 SQ M

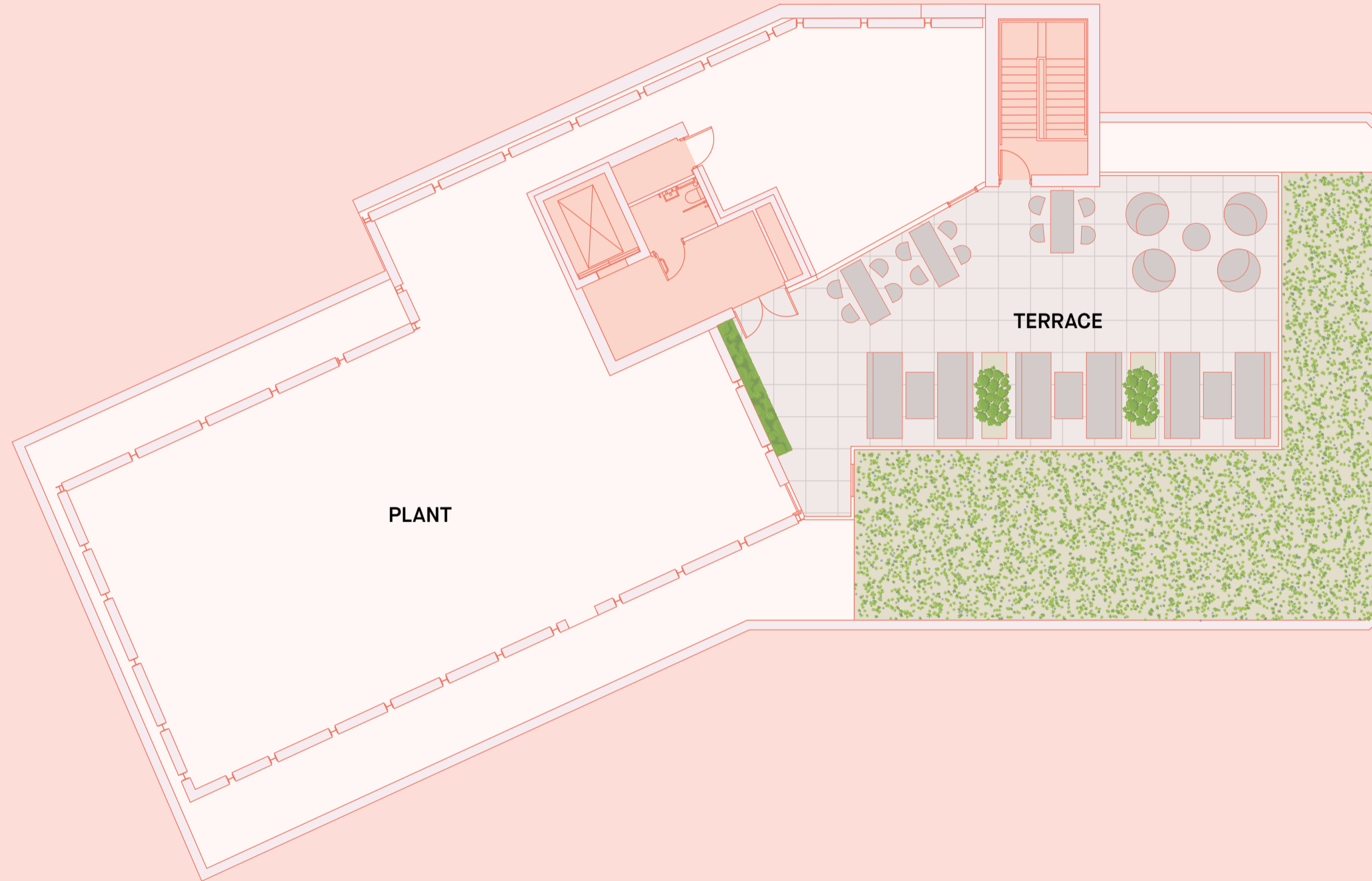
Plans not to scale. For indicative purpose only.

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ROOF TERRACE

T



KINGSWAY

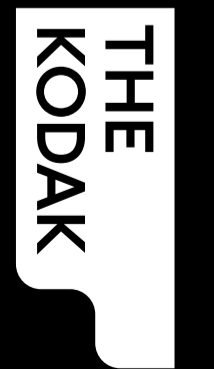
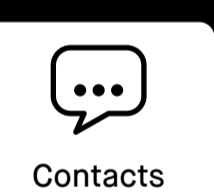
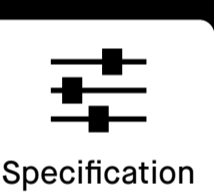
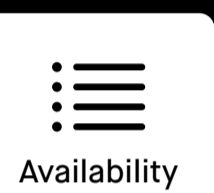
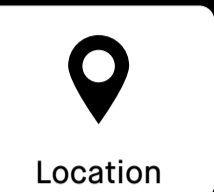
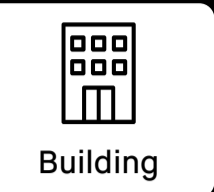
KEELEY STREET

1,248 SQ FT
116 SQ M

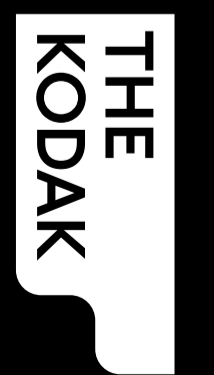
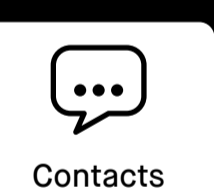
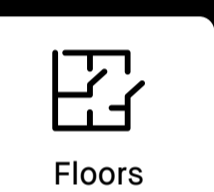
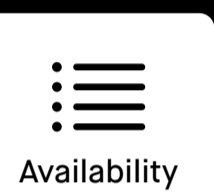
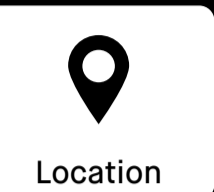
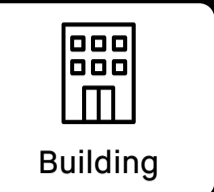


Plans not to scale. For indicative purpose only.

THE KODAK | Covent Garden WC2



ENVIRONMENT, WELLBEING AND SPECIFICATION



DESIGNED FOR SUSTAINABILITY AND THE ENVIRONMENT – an iconic building regenerated and enhanced



BREEAM[®]

EXCELLENT




WELL GOLD

GOLD




EPC A

HEALTH



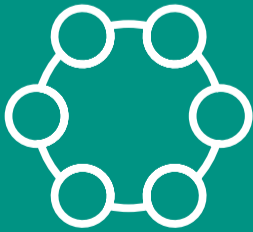
- Flooded with natural light
- Touch free access throughout
- Enhanced fresh air supply

WELLBEING




- Extensive new end of journey facilities
- A large roof terrace open to all
- WELL recognised building material choices

COMMUNITY

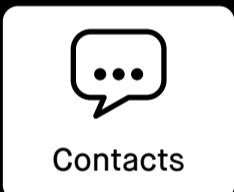
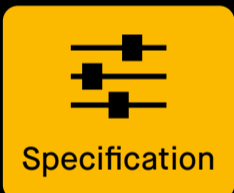
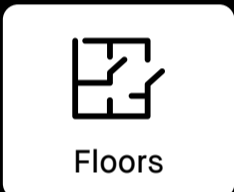
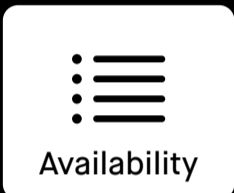
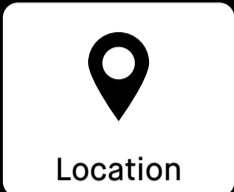
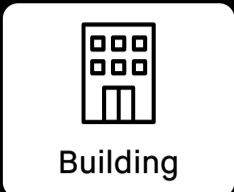


- Smart Spaces app for all occupiers
- Multi function client suite on ground floor
- Dual aspect reception desk with space to dwell

ENVIRONMENT



- Green roof for biodiversity
- Low flow water use
- Extensive use of cross laminated timber



SUMMARY SPECIFICATION



1:8 Occupancy



Exposed services



Communal Roof Terrace



New commuter facilities with
61 cycle spaces, 141 lockers, 9 showers



x3 Passenger Lifts
(17 people)



Dual aspect reception desk
and communal tenant meeting room



WiredScore:
'Platinum'



Smart Spaces
multi function app



Self contained Kingsway
entrance option



Building



Location



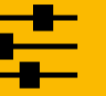
Connections



Availability



Floors



Specification



Contacts

THE
KODAK

THEKODAK.COM

THE
KODAK

KEELEY STREET

KEELEY STREET

KEELEY STREET

KEELEY STREET



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WC2 →

Clearbell

Clearbell is a privately-owned real estate fund management and advisory business known for thinking around, over and through challenges to find the best solutions. We invest in and advise on a diverse range of real estate projects across the UK.

MISREPRESENTATION
Knight Frank and Farebrother for themselves and for the lessors of this property whose agents they are give notice that: (1) the particulars are set out as a general outline only for the guidance of intending lessees, and do not constitute, nor constitute part of, an offer or contract; (2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them; (3) no person in the employment of Knight Frank and Farebrother has any authority to make or give representation or warranty whatever in relation to this property. November 2023. S012236

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Building



Location



Connections



Availability



Floors



Specification



Contacts

THE
KODAK