

33 KINGSWAY

COVENT GARDEN WC2

33KINGSWAY.LONDON

33 KINGSWAY

33

Stylish new office space
in the heart of London from
2,137 to 52,913 sq ft

Entrance CGI indicative only.

THE BUILDING

A comprehensive refurbishment

33 Kingsway is undergoing a comprehensive refurbishment across all available office floors, as well as providing a new reception, end-of-trip facilities, a range of terracing on levels 2-6 and a dedicated occupier fitness studio provided by reFIT.

The office floors provide contemporary office space, fit for the modern occupier and will provide a range of Cat A or fitted space, helping you choose the right solution for your business.

The office floors are flooded with natural light, thanks in part to the full-height atrium and dual aspect windows from Kingsway and Kean Street.



Reception CGI indicative only.

THE BUILDING

33 KINGSWAY

ACTIVE HUB

A brand new Active Hub offering facilities designed to encourage exercise and sustainable commuting



Changing area CGI indicative only.

99
Lockers

8
Showers

2
Clothes
Steamers

2
Airing
Stations

65
Bike Spaces

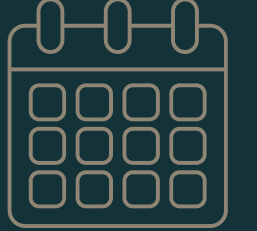
1
Gym Studio

FITNESS FACILITIES

Bespoke fitness facilities by reFit, available to all tenants.




ON-DEMAND VIRTUAL INSTRUCTOR-LED WELLNESS STUDIO



MULTIPLE USES FOR GROUPS, PRIVATE BOOKING OR SCREENINGS



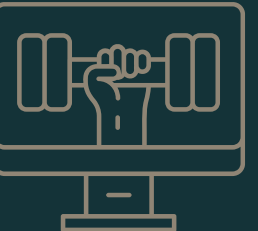
COMPATIBLE WITH MULTIPLE CONTENT AND FITNESS PLATFORMS



LED TV WALL OR LASER PROJECTIONS, SOUND SYSTEM. AMBIENT AND MUSIC-REACTIVE LIGHTING



WORLD LEADING CLASSES FROM LES MILLS AND EARTH + SKY



SCREEN SHARING CAPABILITY FROM ANDROID AND APPLE DEVICES

Using world leading platforms:

LES MILLS+

EARTH + SKY

Apple Fitness+ *

PELOTON *

ZWIFT *

FIIT *

* Require personal subscriptions



ACCREDITATIONS

BREEAM®

TARGETING EXCELLENT



BUSINESS CONNECTED



MOBILE COVERAGE



PLATINUM



TARGETING EPC A

ESG

Designed with the future in mind

The building is undergoing a contemporary, future proofing refurbishment, complete with essential building certifications to help businesses meet their Environmental, Social and Governance (ESG) targets.

Health and well-being facilities matter, and 33 Kingsway has been re-designed to generate occupier engagement in active modes of transport and fitness activities.



OCCUPIER BENEFITS

GET IN AS LITTLE AS 24 HOURS

100% UPTIME AVAILABLE

SYMMETRICAL SPEEDS UP TO 10GBPS

TRANSPARENT AND AFFORDABLE PRICING

24/7/365 UK-BASED SUPPORT

SETUP TO HANDLE COMPLEX REQUIREMENTS

DEDICATED CONNECTION CONCIERGE



Availability

Floor	Terrace	Sq Ft	Sq M	Availability
8th	-	5,308	493	Available
7th	-	6,013	599	Available
6th (Fitted)	Yes	6,556	609	Available
5th	Yes	6,601	613	Coming Soon
4th	Yes	6,702	622	Coming Soon
Part 3rd (East)	-	3,003	279	Coming Soon
Part 3rd (West)	Yes	3,348	311	Coming Soon
2nd	Yes	6,665	619	Coming Soon
1st	-	6,580	611	Coming Soon
Ground	-	2,137	198	Coming Soon
Lower Ground	-			Tenant Amenity
Total		52,913	4,954	

*Not included in total lettable area

Floor Plans

LG

2,757 sq ft
256 sq m



reFIT will be providing a fitness facility in the basement which will be available for all occupiers in the building.





Floor Plans

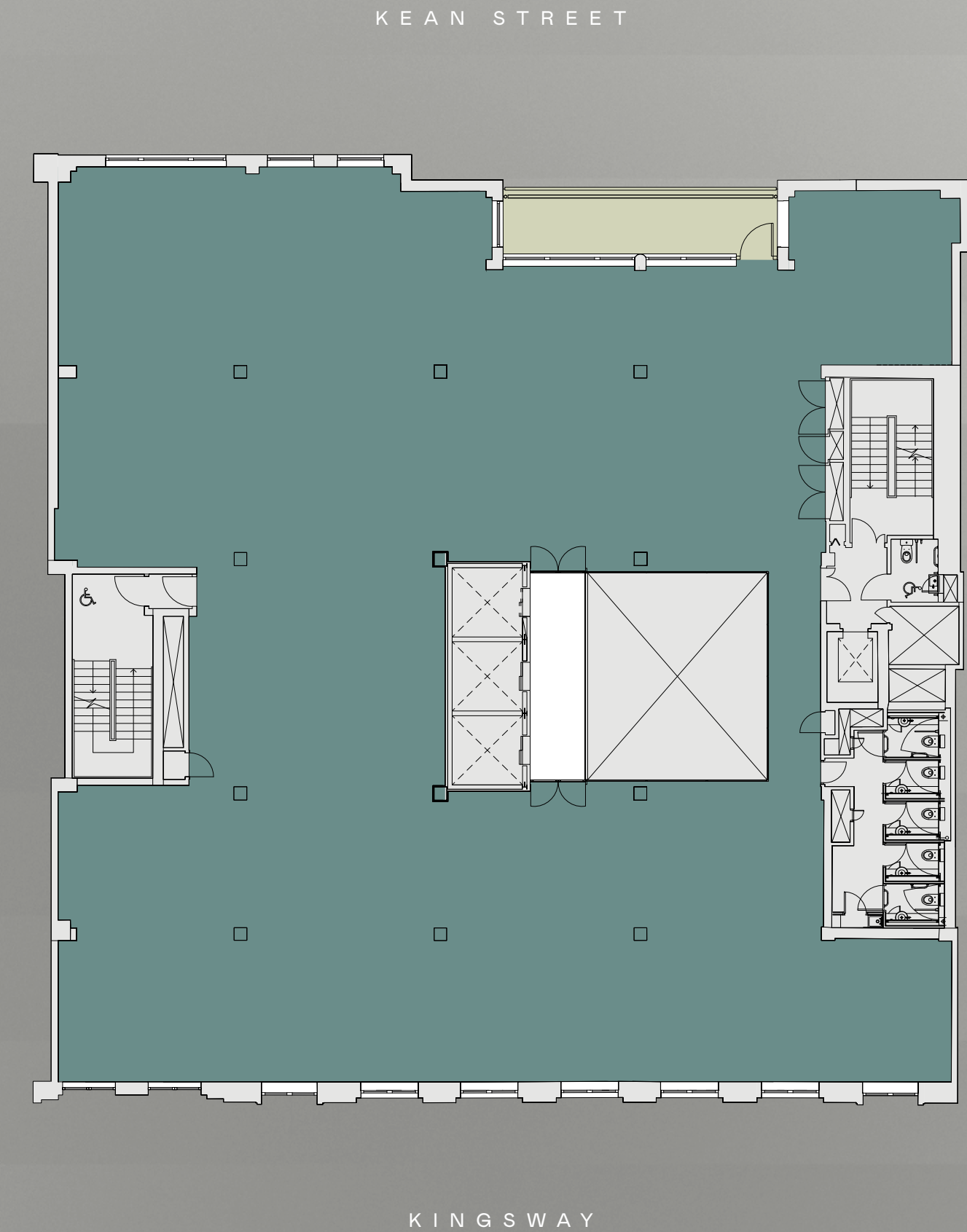
G

2,137 sq ft
198 sq m



Typical Upper

6,556 sq ft
609 sq m



ACCOMMODATION

Fully Fitted 6th Floor

Our fully fitted CAT A+ solution allows your company to easily move in to the space. Without any worry about furnishings and IT set up, all you need to bring is your staff and laptops to enjoy stylish furniture and optimised workstations. 33 Kingsway provides a true high quality plug and play opportunity that will support your business.

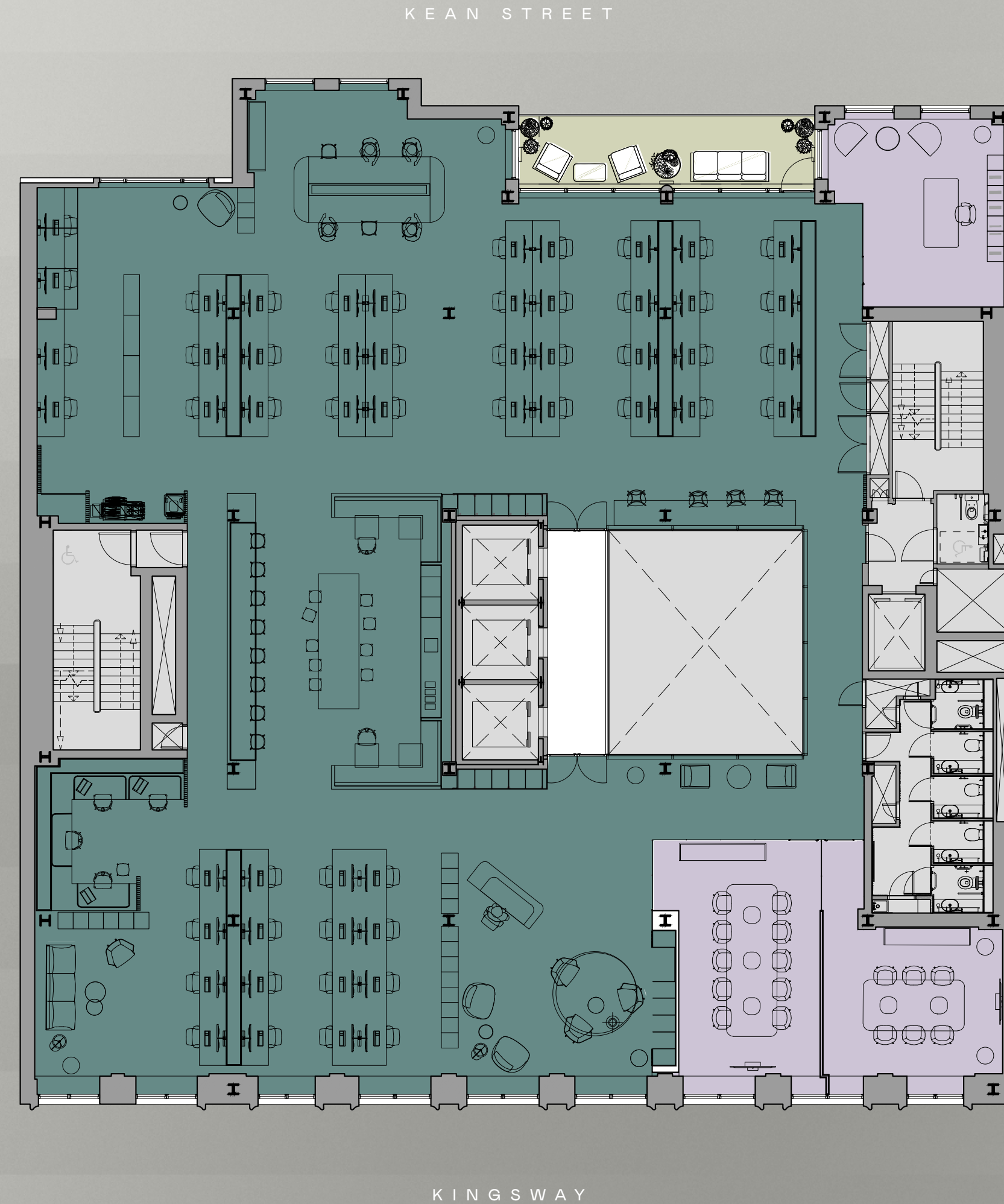
ACCOMMODATION

Space Plan

6th

6,556 sq ft
609 sq m

Open Plan Workstations	56
Quiet Spaces	4
10 x Person Meeting Room	1
6 x Person Meeting Room	1
6 x Person Informal Meeting Room	1
4 - 6 x Person Breakout Space	1
22 - 26 x Person Fitted Kitchen	1
Reception Area	1
Terrace	1
Coat Wardrobes	2
Self Contained WC's	5
Accessible WC	1
Utility Area	1



● Workspace ● Meeting Room ● Terrace ● Building Core

Not to scale. Indicative only.





Floor Plans

7th

6,013 sq ft
599 sq m



8th

5,308 sq ft
493 sq m



Specification



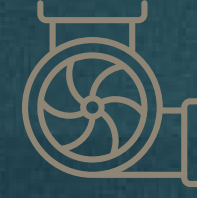
New end-of-journey facilities & gym



New remodelled reception and entrance



Private terraces on 2nd to 6th floors



Exposed services



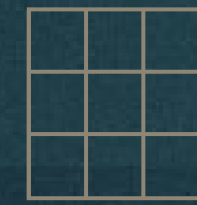
New electric VRF air conditioning



3 x 13 person lifts & 2 x goods lift



LED lighting



1:10 sq m occupancy design



Stunning central atrium with bridge links



6 WC's on each floor

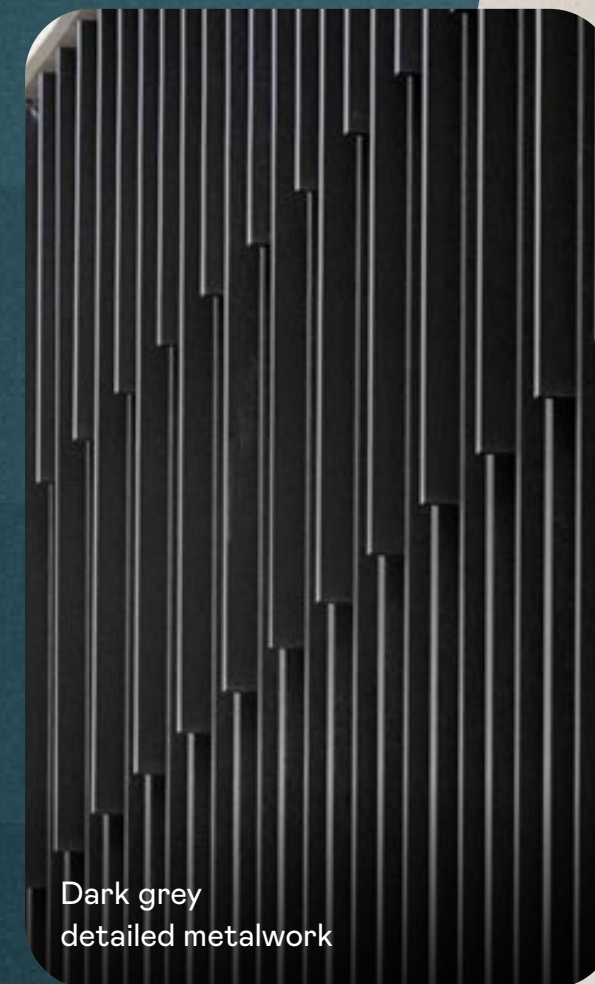


2.60m - 5.62m floor-to-ceiling height



Raised floors

Selected Finishes



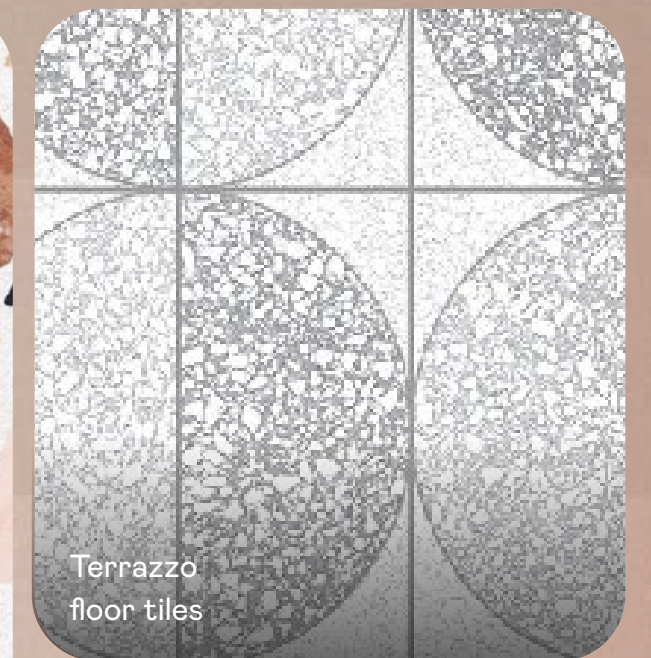
Dark grey detailed metalwork



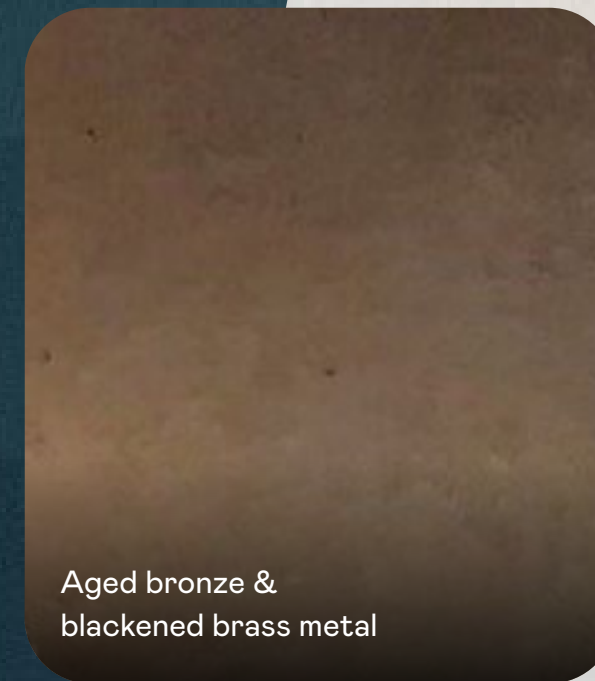
Glazed blue/green coloured tiles



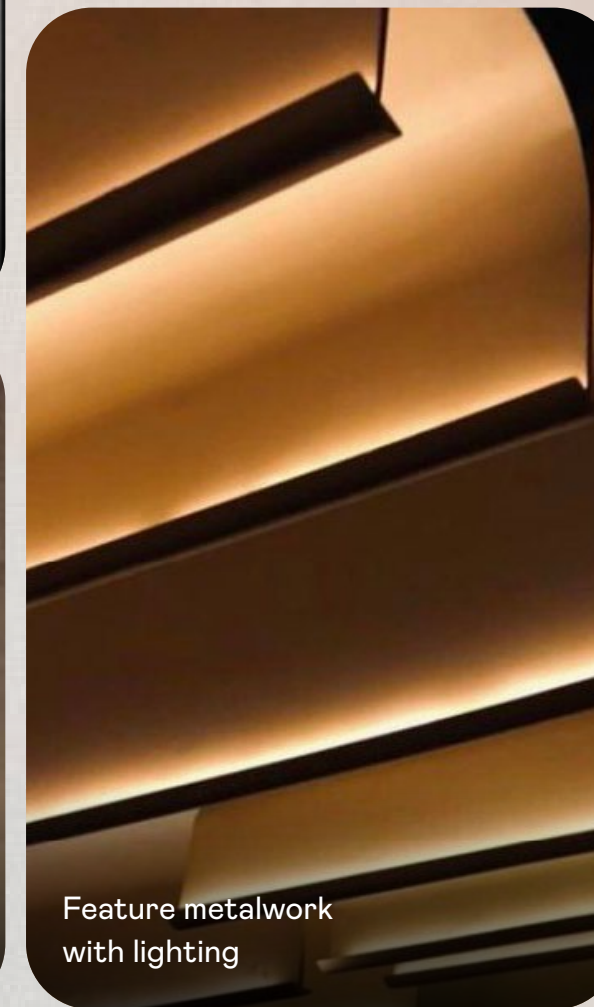
Colourful terrazzo feature tiles



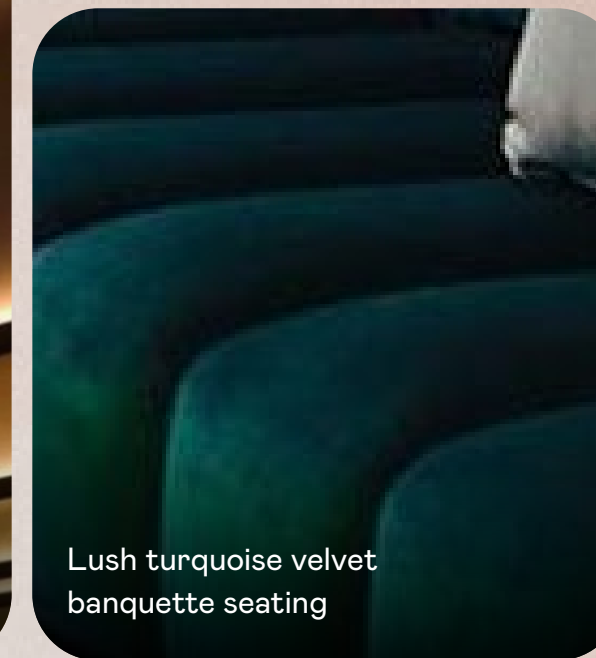
Terrazzo floor tiles



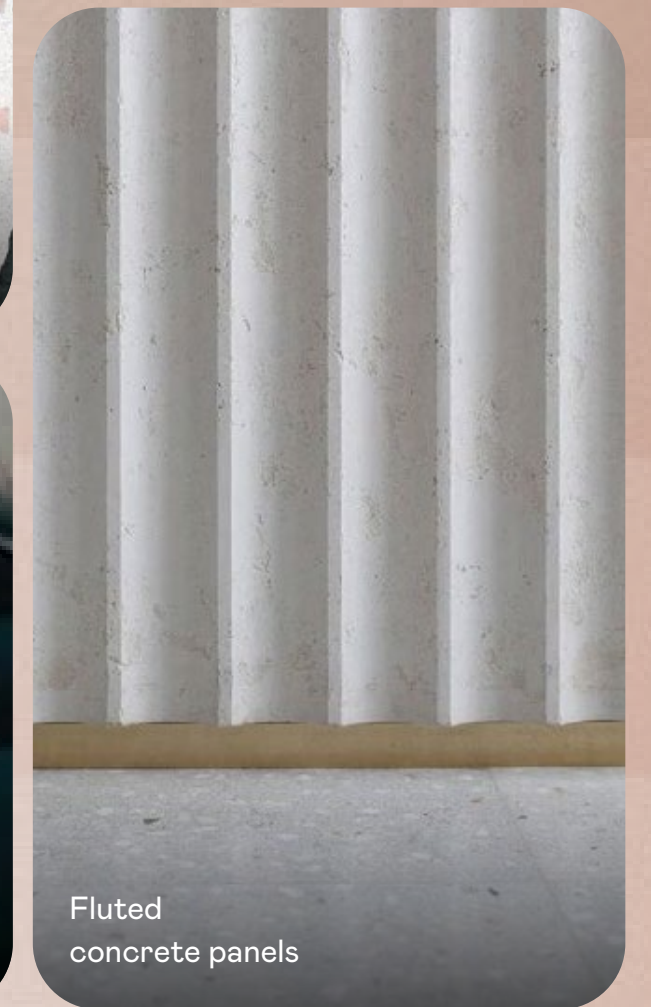
Aged bronze & blackened brass metal



Feature metalwork with lighting



Lush turquoise velvet banquette seating



Fluted concrete panels

LOCATION

Enjoy the best of both worlds, with The West End and Midtown on your doorstep



Reformation

33 Kingsway is located in the south-east corner of Covent Garden, the gateway to the vibrant West End of London. Perfectly positioned to take advantage of a bustling scene with some of the best bars, restaurants, retail, cultural arts the city has to offer.

Step over Kingsway to the east and enjoy the green space of Lincoln's Inn Fields in historic Holborn. Journey south down this prominent street to Aldwych, the Victoria Embankment and the River Thames, from here you are a short walk to the lively South Bank and Waterloo.



Covent Garden Underground Station



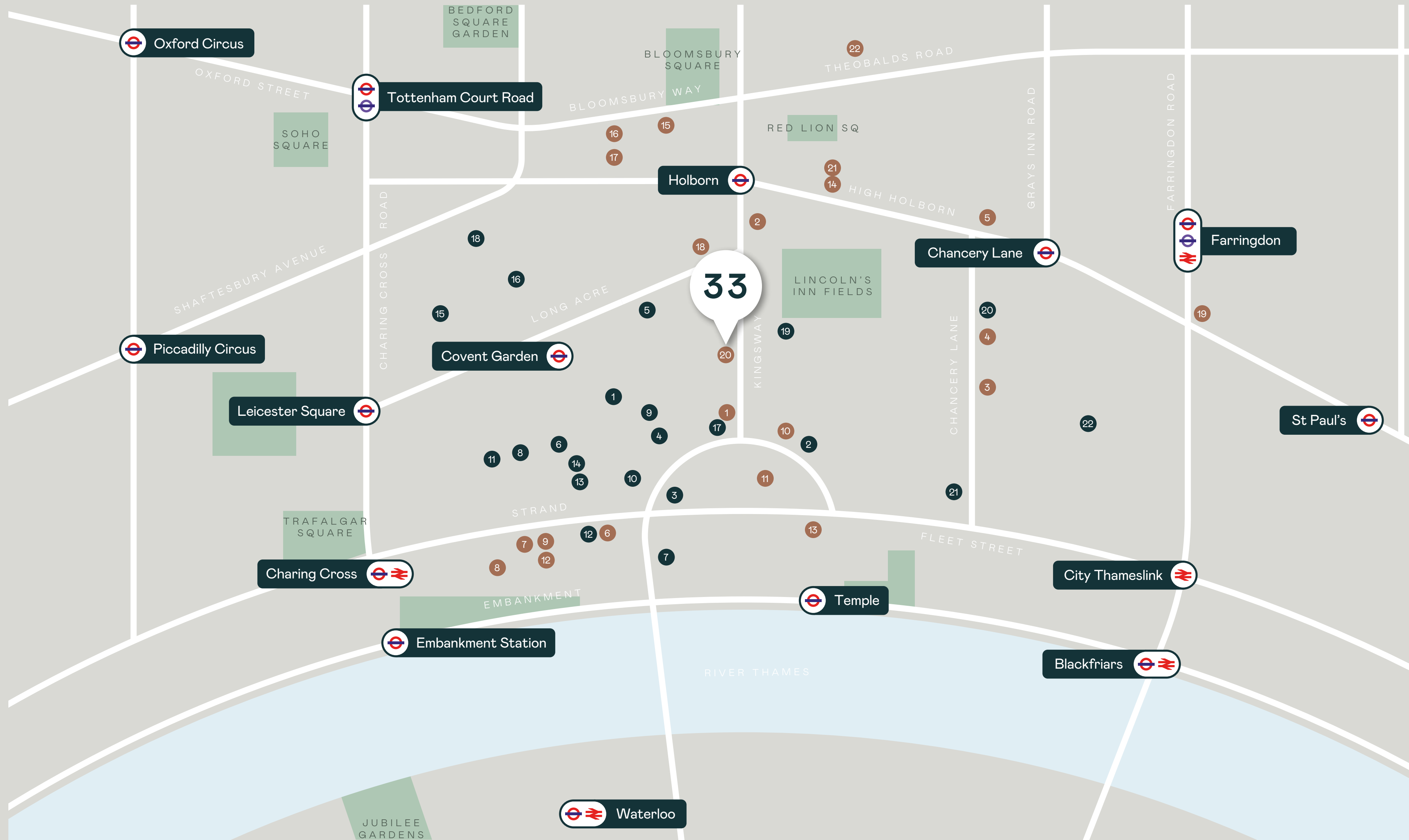
The Oystermen



Club Monaco



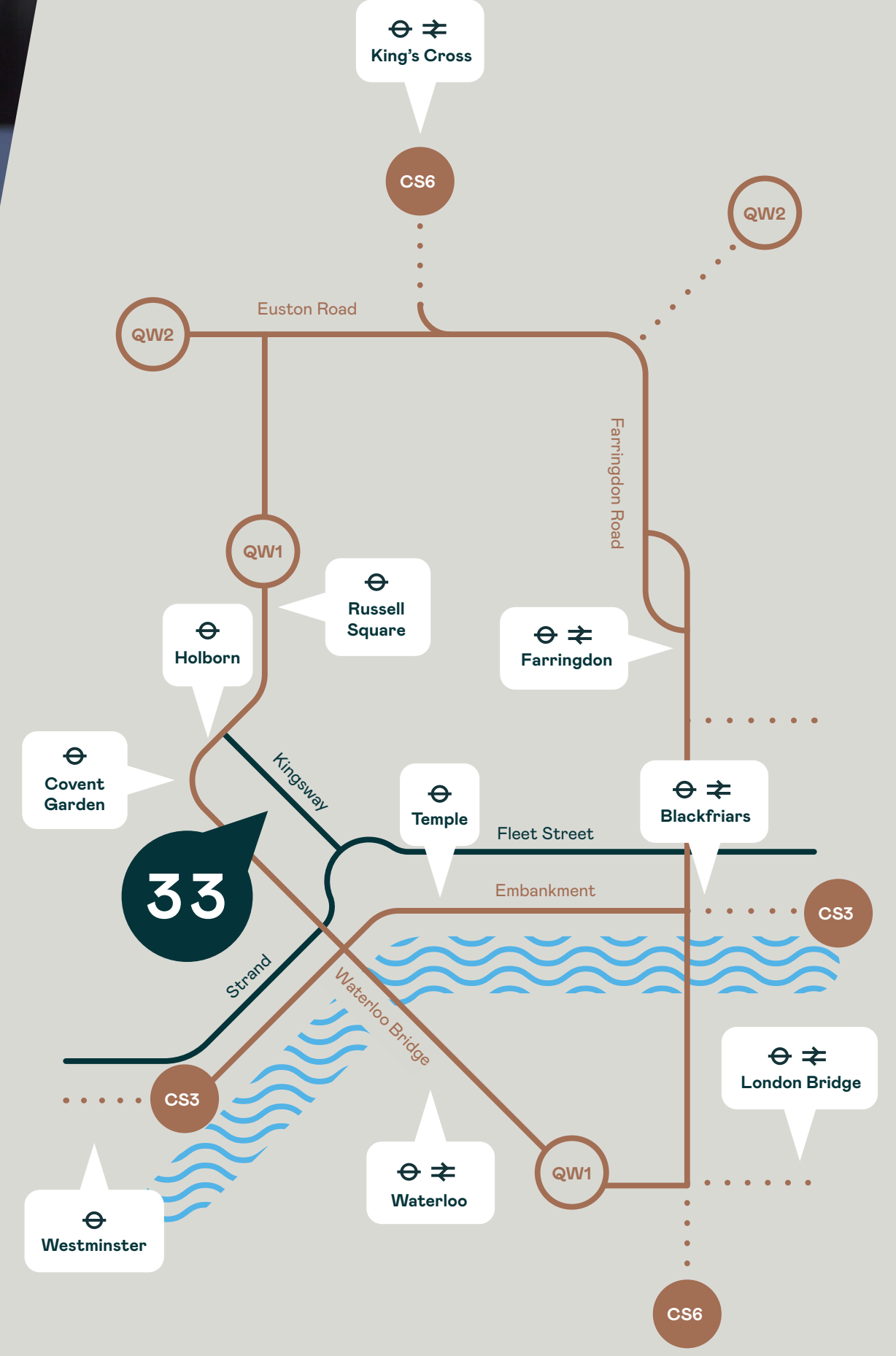
Covent Garden Market



- **Bars & Restaurants**
- 1 Sushi Samba
- 2 Roka
- 3 Radio Rooftop Bar
- 4 Opera Tavern
- 5 Barrafina
- 6 The Ivy Grill
- 7 Spring at Somerset House
- 8 Sticks'n'Sushi
- 9 Balthazar
- 10 Champagne and Fromage
- 11 Flat Iron
- 12 Savoy Grill / Simpsons
- 13 Polpo Covent Garden
- 14 Franco Manca
- 15 Dishoom
- 16 Hawksmoor
- 17 The Delaunay
- 18 The Barbary
- 19 Coopers
- 20 The Pregnant Man
- 21 Gaucho
- 22 Birley Sandwich Shop

- **Occupiers**
- 1 Shiseido
- 2 Mishcon de Reya
- 3 Framestore
- 4 Publicis
- 5 WSP
- 6 CVC Capital Partners
- 7 Conde Nast
- 8 Bain & Co
- 9 The Economist
- 10 London School of Economics
- 11 Kings College London
- 12 Spotify
- 13 Soho Works
- 14 Verizon/Zoom
- 15 Twitch
- 16 McKinsey
- 17 Rothesay Life
- 18 Blick Rothenberg
- 19 Amazon
- 20 Ascential
- 21 Mitsubishi
- 22 Industrial Light & Magic

CONNECTIVITY



A hop and a skip across town

Moments from London's cycle highway network

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