# London 35 King Street, WC2E

Stunning 1st and 2nd floor office with interconnecting staircase and private courtyard



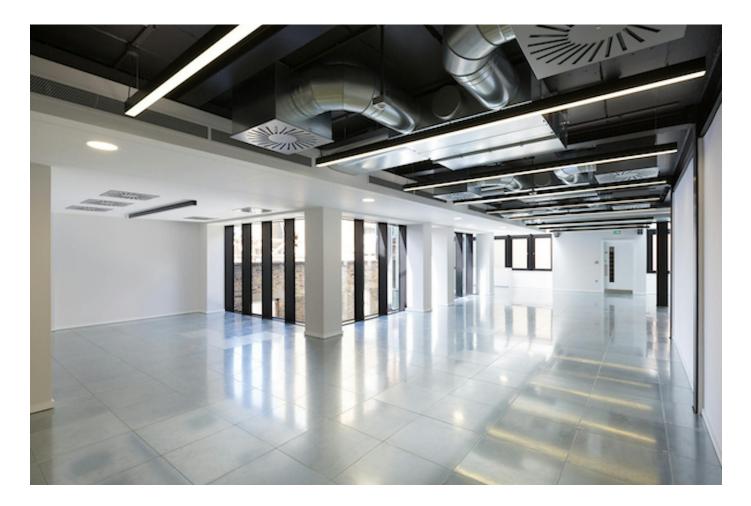


### Summary

Demise 5 Floors Size 6,218 sq ft (577.67 sq m) Rent £82.50 per sq ft (From) Service Charge £12.34 per sq ft Rates Payable £32.72 per sq ft

**Viewing** strictly by prior appointment with Colliers International through: 020 7935 4499





#### Description

The building has recently been fully refurbished to provide Grade A contemporary office accommodation. We have two floors remaining - a duplex floor on 1st and 2nd (6,218 sq. ft) with an interconnecting staircase. The duplex floor benefits from a dedicated terrace, aswell as having access to a communal terrace on the 3rd floor.

#### Amenities

- Double height in part
- Private courtyard
- Refurbished CAT A
- Communal roof terrace
- Landlord meeting room facility within LG

#### Floor Areas & Outgoings

The accommodation comprises of the following

Name	sq ft	sq m	Availability
1st - to be let with 2nd floor	3,480	323.30	Available
2nd - to be let with 1st floor	2,738	254.37	Available
3rd	1,294	120.22	Let
4th	1,262	117.24	Let
5th	1,080	100.34	Let
Total	9,854	915.47	

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#### Location

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## **Contact us**

All appointments to view must be arranged via joint sole agents, Colliers International, through:

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