

**THREE
KINGLY
COURT**

a development by



A townhouse for the twenty-first century

Cool, quirky, and boldly contemporary, the expanded and comprehensively refurbished 3 Kingly Court brings three heritage London townhouses into the twenty-first century. Full of personality. Finished in style.



A building

with buckets

of character

Specification

- Comprehensive refurbishment and extension designed by renowned architects Rolfe Judd
- Stunning timber flooring throughout
- Targeting BREEAM 'Very Good'
- Dedicated terraces (floors 2 to 4) and communal 5th floor roof terrace
- Targeting EPC 'B'
- New perimeter comfort cooling with under floor fresh air system
- 8 person lift
- 12 l/s fresh air per person
- Communal showers
- Raised floor
- Access to bicycle storage at Carnaby Cycle Hub



Featuring multiple private terraces, this high-quality space will entertain and inspire as much as the boutique streets and shops around it.



9,590 sq ft

of boutique
office space

FLOOR	OFFICE (SQ FT)	OFFICE (SQ M)	TERRACE (SQ FT)
Fifth	–	–	434
Fourth	2,164	201	173 & 137
Third	1,969	183	109 & 227
Second	2,519	234	102
First	2,755	256	–
Ground (reception)	183	17	–
TOTAL	9,590	891	1,182

*Subject to planning permission

Floor plan

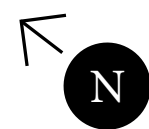
First floor

Office: 2,755 sq ft

KINGLY COURT



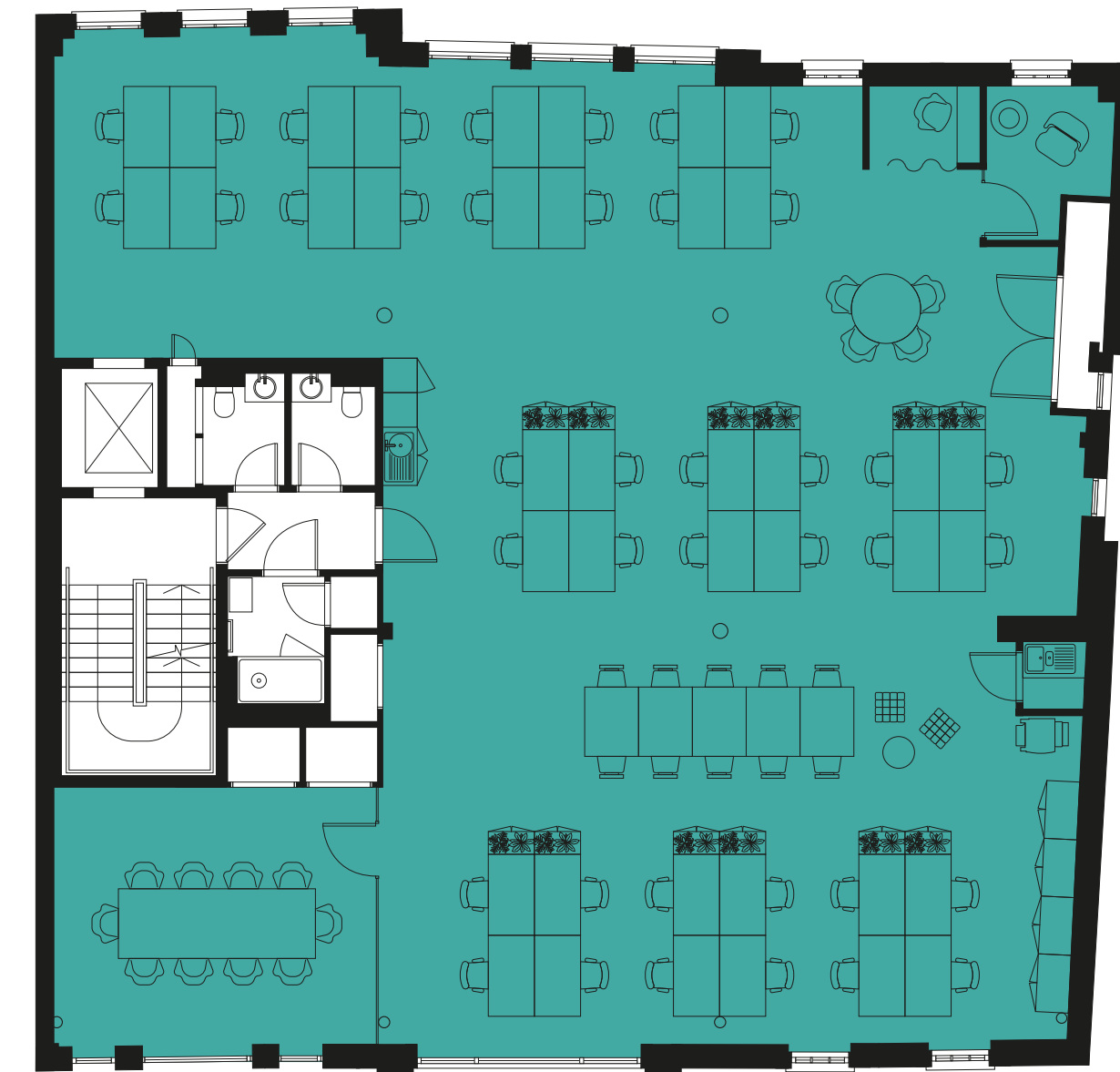
KINGLY STREET



- Office
- Terrace
- Core

THREE KINGLY COURT

Space plan



Desks (1400mm)	40
Meeting rooms	1
Call rooms	2
Collaboration areas	2
Coffee station	1
Print area	1

Floor plan

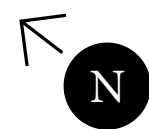
Second floor

Office: 2,519 sq ft
Terrace: 102 sq ft

KINGLY COURT



KINGLY STREET



- Office
- Terrace
- Core

Space plan



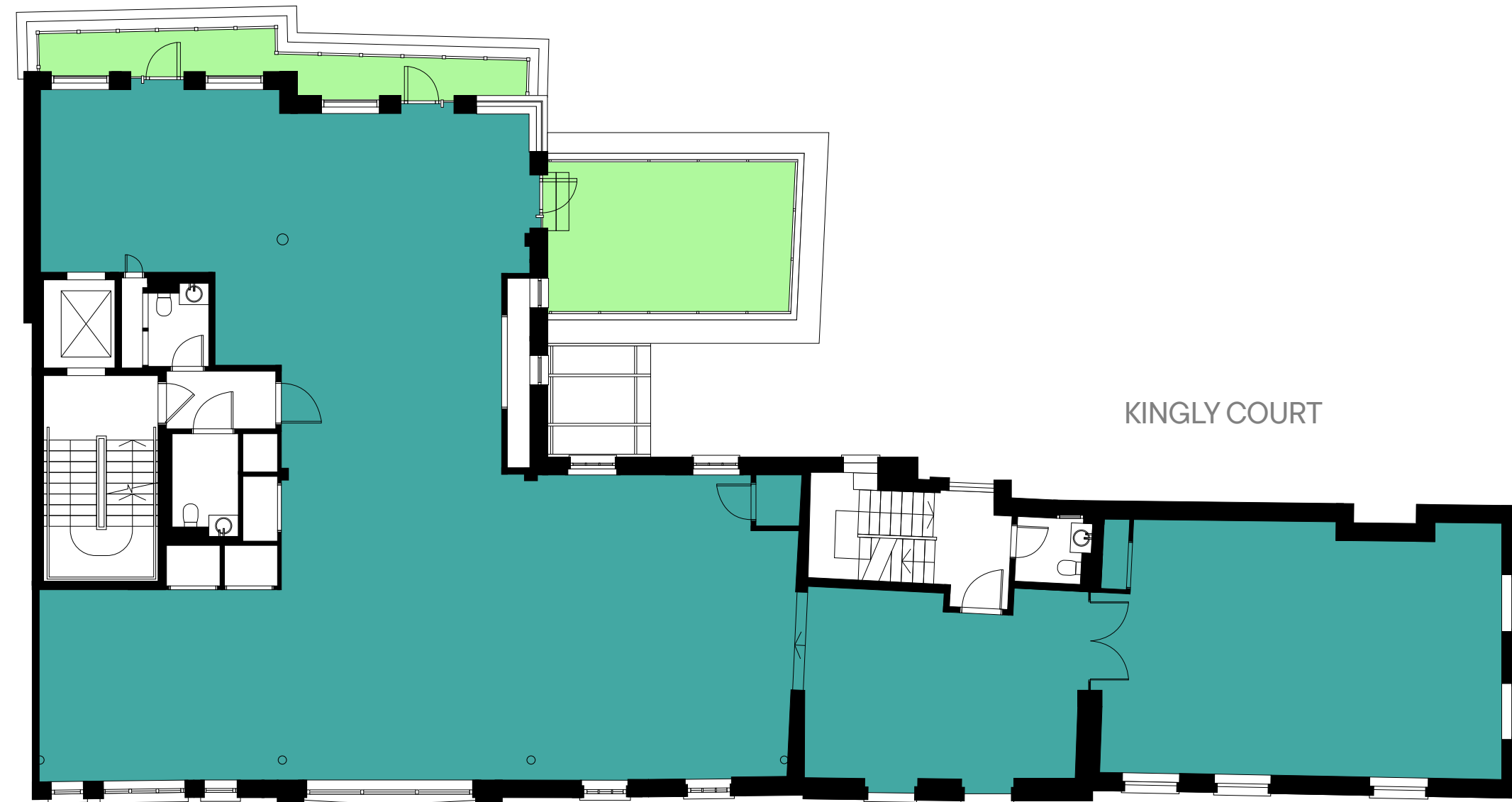
Desks (1400mm)	36
Meeting rooms	2
Call rooms	1
Collaboration areas	1
Coffee station	1
Print area	1

Floor plan

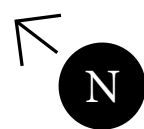
Third floor

Office: 1,969 sq ft

Terrace: 109 & 227 sq ft



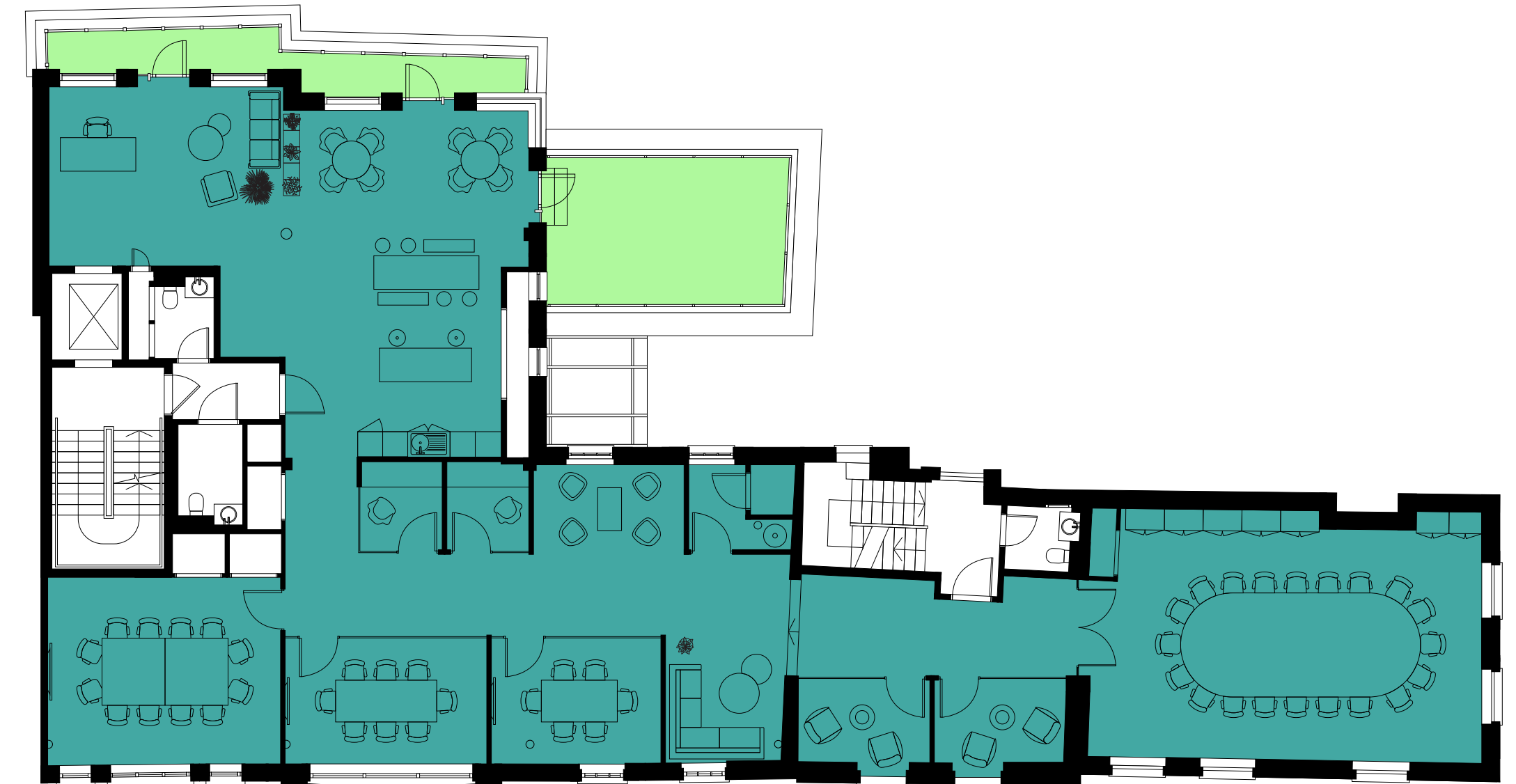
KINGLY STREET



- Office
- Terrace
- Core

THREE KINGLY COURT

Space plan



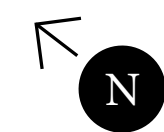
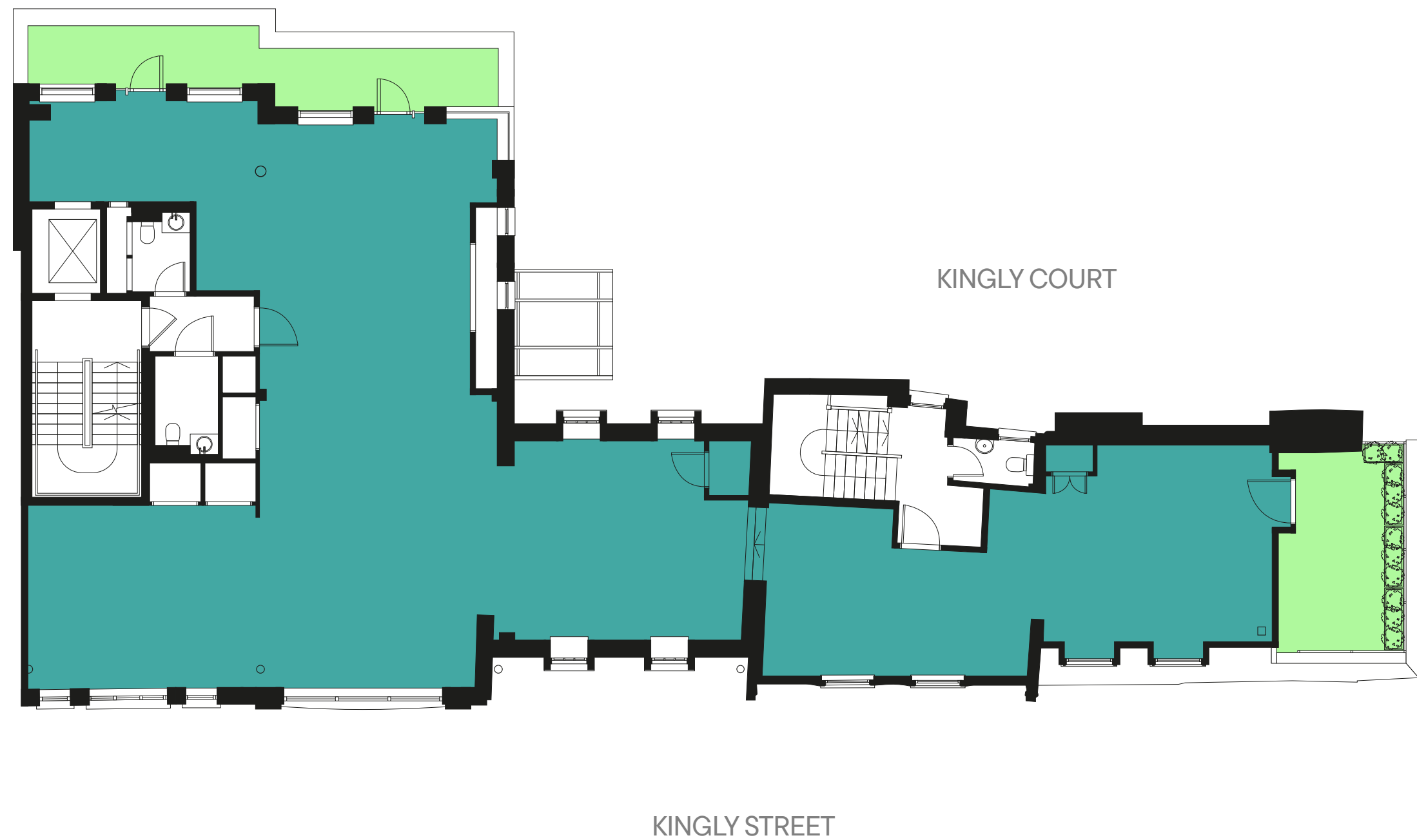
Reception area	1
Meeting rooms	4
Call rooms	4
Collaboration areas	3
Tea point	1
Breakout spaces	1
Soft seating	3

Floor plan

Fourth floor

Office: 2,164 sq ft

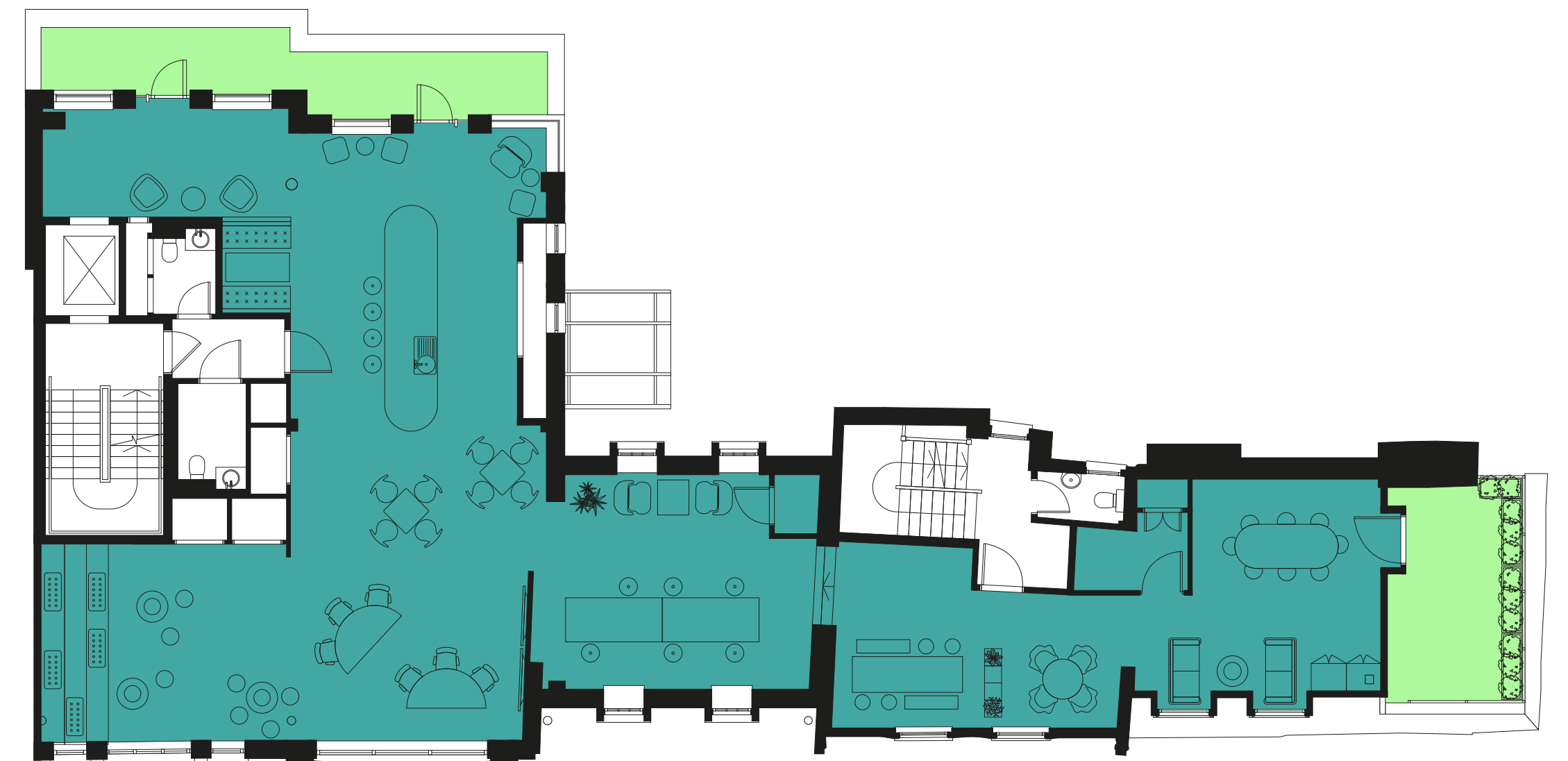
Terrace: 173 & 137 sq ft



- Office
- Terrace
- Core

THREE KINGLY COURT

Space plan

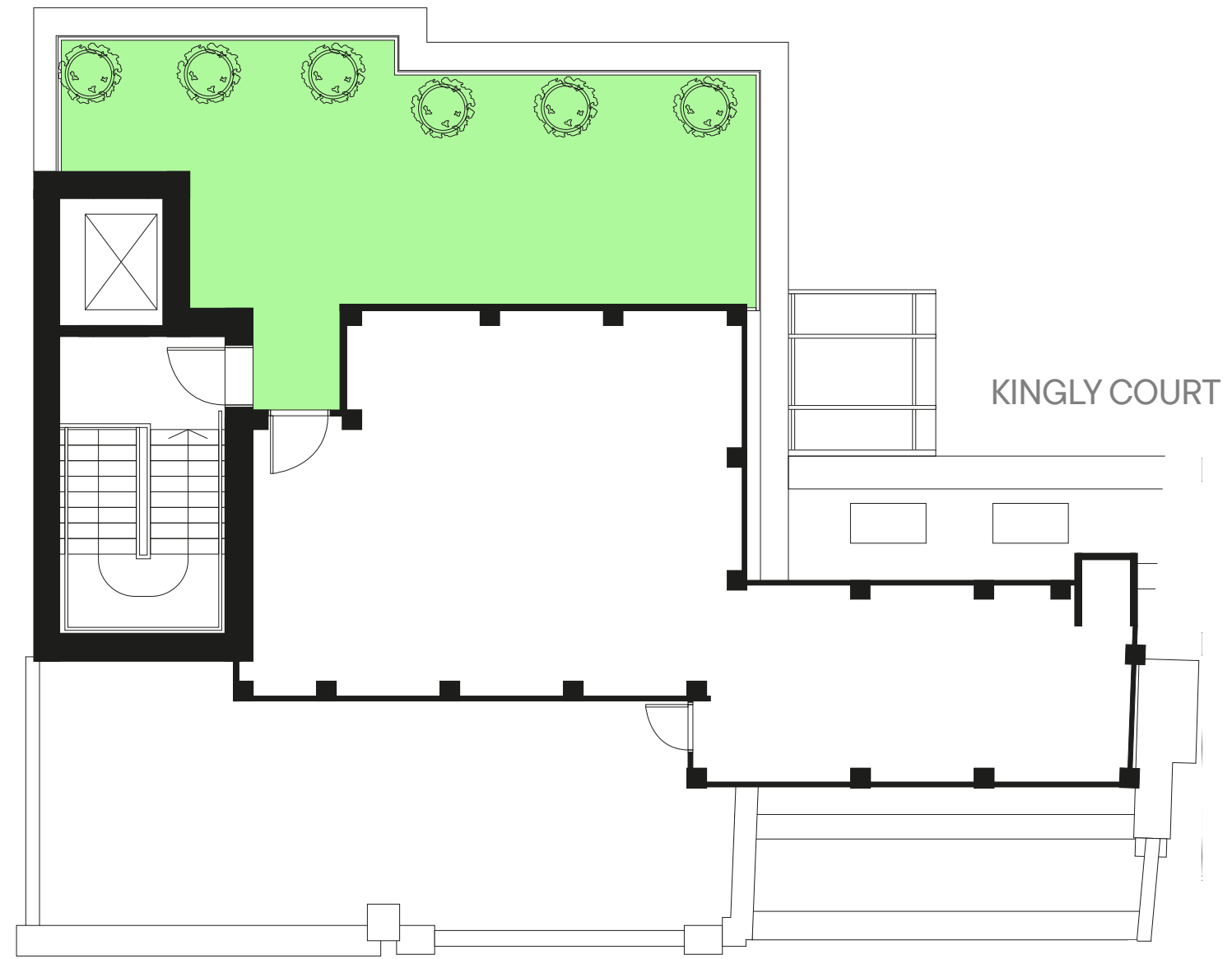


Collaboration areas	5
Tea point	1
Breakout spaces	2
Open booth	1
Soft seating	3
Presentation space	1
Comms room	1

Floor plan

Fifth floor

Terrace: 434 sq ft



- Office
- Terrace
- Core

THREE KINGLY COURT





SOHO HOME



KINGLY COURT



UGLY DUMPLING



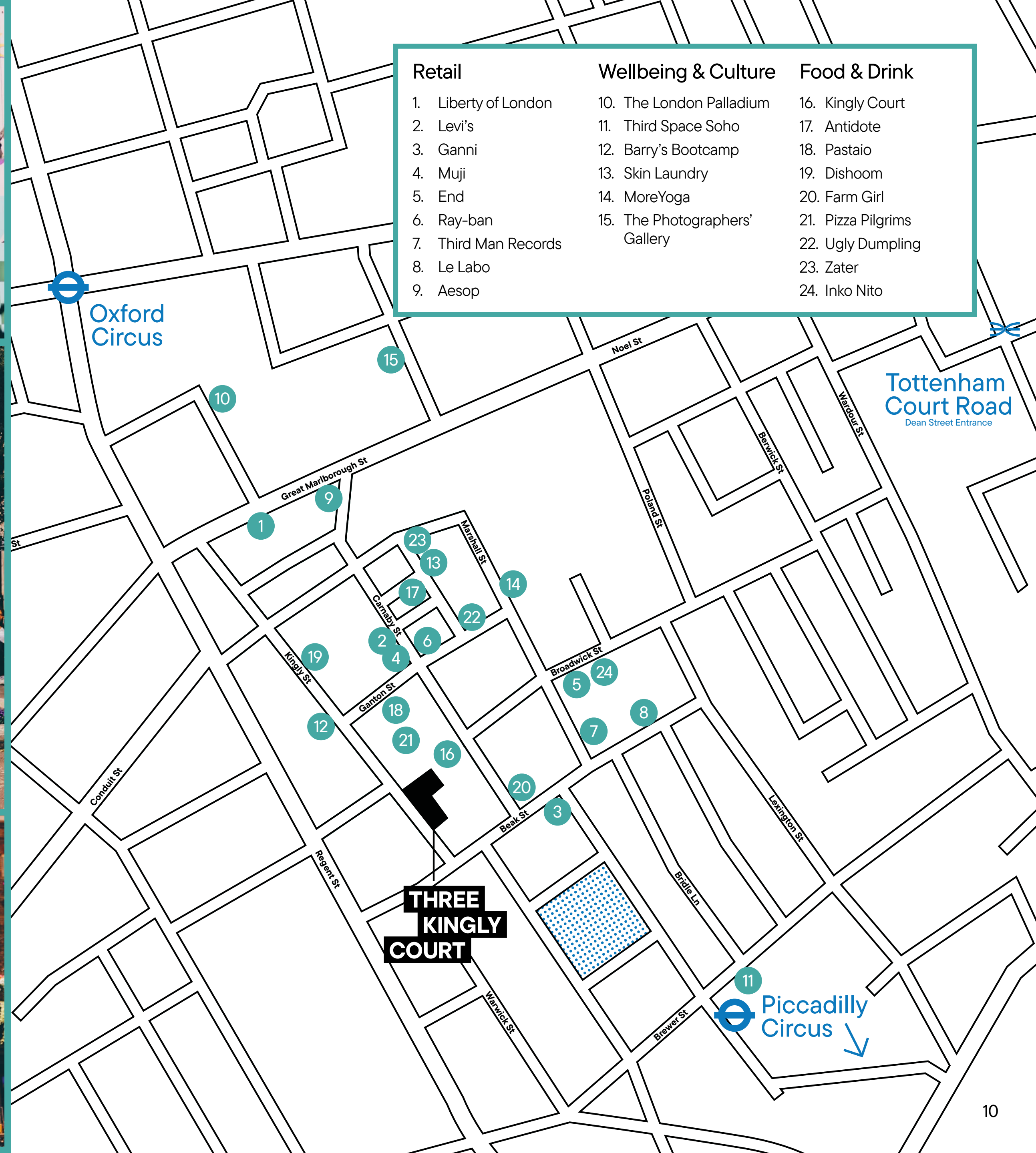
GOLDEN SQUARE



CUBITTS



CARNABY STREET



A stone's

throw

away



04 mins

to Oxford Circus



08 mins

to Hyde Park



04 mins

to Liverpool Street

04 mins

Piccadilly Circus

12 mins

to Regent's Park

06 mins

to Paddington

08 mins

to Tottenham Court Road

12 mins

to South Bank

10 mins

to Victoria

The heart of Carnaby. The centre of London. The food. The fashion. The fresh thinking. The place where everyone wants to be and where everyone can be who they want. Carnaby is as exciting, as popular, and as recognizable as it's ever been.

Still setting the trends, still leading the way, linking Mayfair to Covent Garden, Regent Street to the River Thames, not to mention easy transport connections to the whole of London on your doorstep, Carnaby puts you exactly where you need to be.

THREE KINGLY COURT

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