

# 9 Kingsway

---

The available ground floor office unit comprises of 1,621 sq. ft. and offers a mixture of open plan office space with built in meeting rooms, a kitchenette and demised WC's. The unit is offered in a plug & play condition, fully cabled and ready to go. The unit can be offered either furnished or unfurnished depending on your needs.

The lower ground floor is a newly refurbished, self-contained open plan CAT A unit with its own street entrance to Kean Street. The floors can be let separately or together.

The office can be accessed via a smart reception at the main Kingsway entrance, but also benefits from a private entrance via Kean Street. The building is arranged over ground and 8 upper floors, there are two passenger lifts that serve all floors.



---

## 9 Kingsway

London, WC2B 6XF



## LEASE TERM

Available by way of a new lease direct from the Landlord

Also available as a fully managed lease from £13,300pm managed by **WORKPLACE+**

## SPECIFICATION

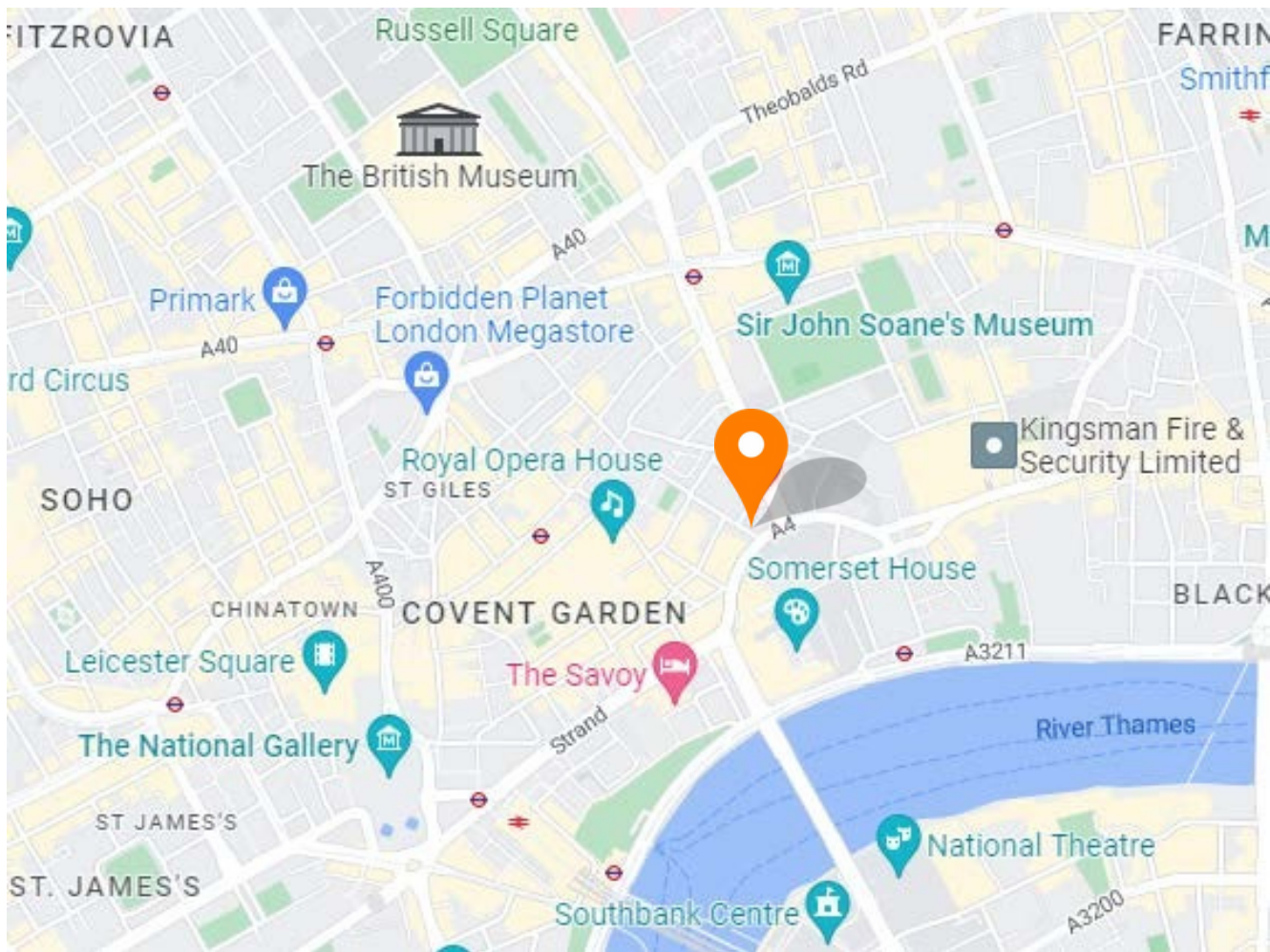
- Own Entrance
- VRV air-conditioning system
- 24/7 access
- Suitable for a variety of uses (STP)
- New LED lighting
- Newly refurbished reception
- Two 8 person passenger lifts
- Shower and cycle facilities
- Onsite receptionist and security services
- Fitted with series of meeting rooms
- Generous floor to ceiling heights throughout the building

## AVAILABILITY

Floors	SQ M	SQ FT	Rent (Per SQ FT)	Rates (Per SQ FT)	Service Charge (Per SQ FT)	Total Cost (Per Annum)
3	85.00	915	£49.50	£22.90	£17.20	£81,984
Ground	150.59	1,621	£50	£23.06	£16.05	£144,447
Lower Ground	350.24	3,779	£29.50	£11.59	£16.05	£215,932

# 9 Kingsway

London, WC2B 6XF



## Contact

Harry James

020 7993 8075

[hj@theworkplacecompany.co.uk](mailto:hj@theworkplacecompany.co.uk)

---

Robin Thomas

020 7993 8075

[rt@theworkplacecompany.co.uk](mailto:rt@theworkplacecompany.co.uk)

---

Michael Oliver

020 7852 4349

[michael.oliver@eu.jll.com](mailto:michael.oliver@eu.jll.com)

---

2nd Floor, 112 Clerkenwell Road, London, EC1M 5SA

Misrepresentation Act 1967: These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. Unless otherwise stated, all prices and rents are quoted exclusive of VAT

# 9 Kingsway

London, WC2B 6XF

**THE WORKPLACE CO.** 