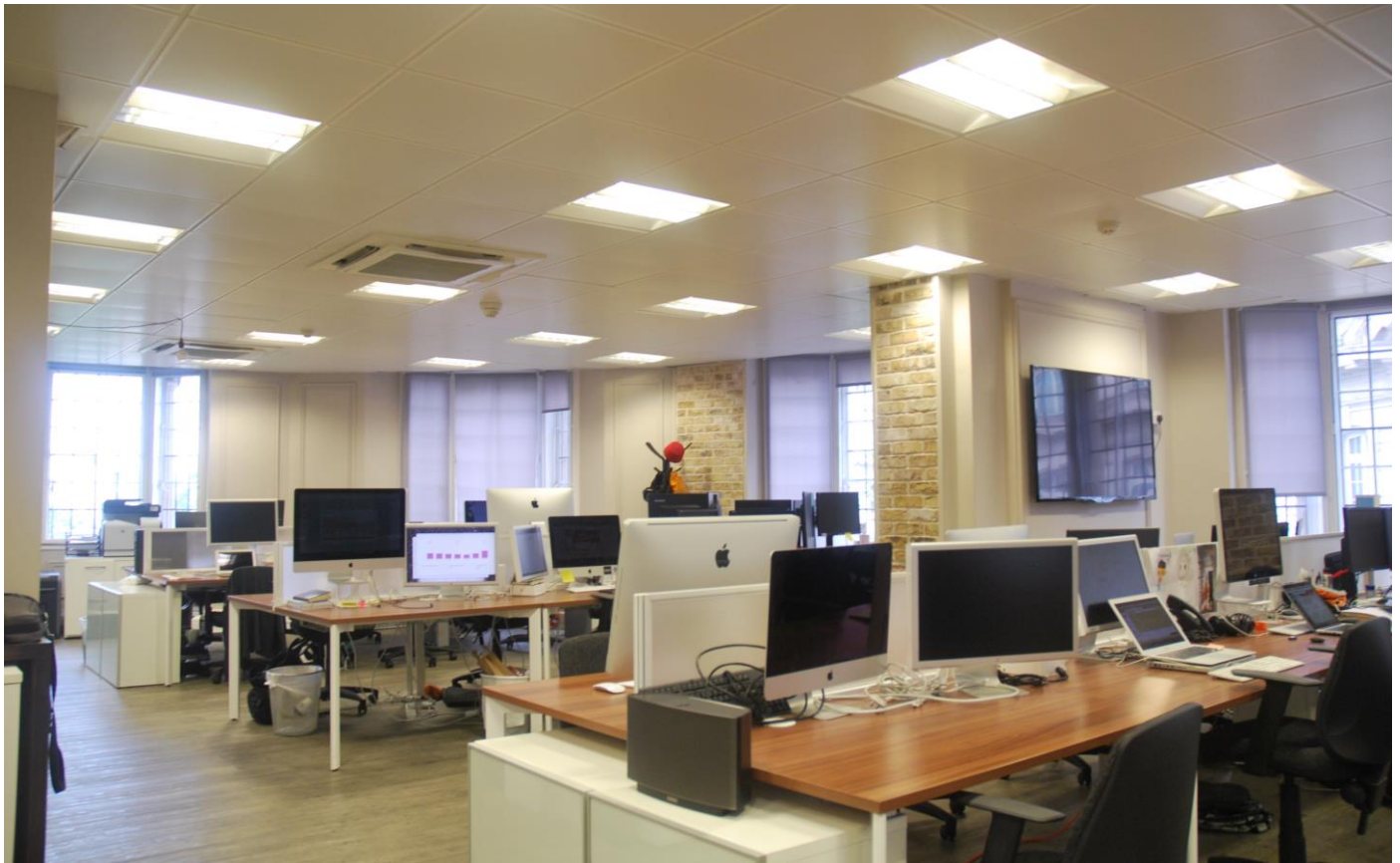


**OFFICE TO LET | 1,402 sq ft**



**Location**

Kingsway House is located in Holborn, on the corner of Great Queen Street and Kingsway, providing a great link between the City and West End. Transport links are excellent with Holborn underground station (Piccadilly and Central lines) moments away and numerous bus routes to Waterloo and Kings Cross stations.

**Floor Areas**

Floor	sq ft	sq m
Part 4th Floor	1,402	130.3
<b>TOTAL (approx.)</b>	<b>1,402</b>	<b>130.3</b>

\*Measurement in terms of \*NIA

**Description**

The open plan floor is stylishly fitted, with wood flooring and light exposed brick, as well as a glass meeting room and kitchen. Large triple facet windows afford the demise lots of natural light on two sides.

**Holborn**

This area of central London makes the connection between the City and the West End. Holborn has been traditionally popular with the legal fraternity (the Royal Courts of Justice on the Strand, the Old Bailey close to Holborn Circus and the various Inns of Court being the driver for this). The area has recently attracted more diverse occupiers including Sainsbury's and Warner Brothers.

**James Hendry, Associate Partner**

📞 020 7025 1395

**Georgia Mason, Agency Surveyor**

📞 020 7025 8945

Applicants are advised to make their own enquires in respect of all rates payable to local authorities and taxes. We recommend you see [www.voa.gov.uk](http://www.voa.gov.uk) for further information. None of the systems or services in the property have been tested by us to check they are in working order. Interested parties may wish to make their own investigations. All other information provided is for guide purposes and cannot be relied upon.

**Subject to Contract September 2017**

**Kingsway House, 103 Kingsway,  
Holborn, London, WC2B 6QX**



**OFFICE TO LET | 1,402 sq ft**



## Terms

Tenure:	Leasehold
Lease:	A new FRI sublease until June 2020 (subject to a mutual rolling break from December 2018)
Rent:	£49.50 psf pax.
Rates:	Estimated at £16.74 psf pa 2017/2018
Service Charge:	Capped at £10.00 psf ft

## Amenities

- Stylish fitted space
- LG7 Lighting
- Air conditioning
- 4 Passenger Lifts
- Kitchen
- Meeting room

### James Hendry, Associate Partner

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**Subject to Contract September 2017**