

**OFFICE TO LET | 919 sq ft**



### Location

The building is situated on the west side of Kingsway at the southern end, close to its junction of Aldwych. Located close to Covent Garden, the entertainment and leisure facilities of this busy West End villages are close by. Holborn, Covent Garden and Embankment Tube Stations are a short walk away and numerous bus routes are accessible from Kingsway.

### Floor Areas

Floor	sq ft	sq m	Status
Part 6th Floor	919	85	Available
<b>TOTAL (approx.)</b>	<b>919</b>	<b>85</b>	

\*Measurement in terms of NIA

### Description

The part 6th floor has been fitted out to provide a bright air conditioned open plan office space with meeting room us available by separate arrangement.

### Covent Garden

The modern story of Covent Garden began in the 1630s when an area formerly belonging to Westminster Abbey known as 'the Convent Garden' was redeveloped for the 4th Earl of Bedford, with a world famous piazza by Inigo Jones.

Covent Garden is one of London's leading tourist and shopping destinations and in 2010 the world's largest Apple Store was opened in the Piazza.

**Rhys Evans, Partner**

📞 020 7025 1393

**Georgia Mason, Agency Surveyor**

📞 020 7025 8945

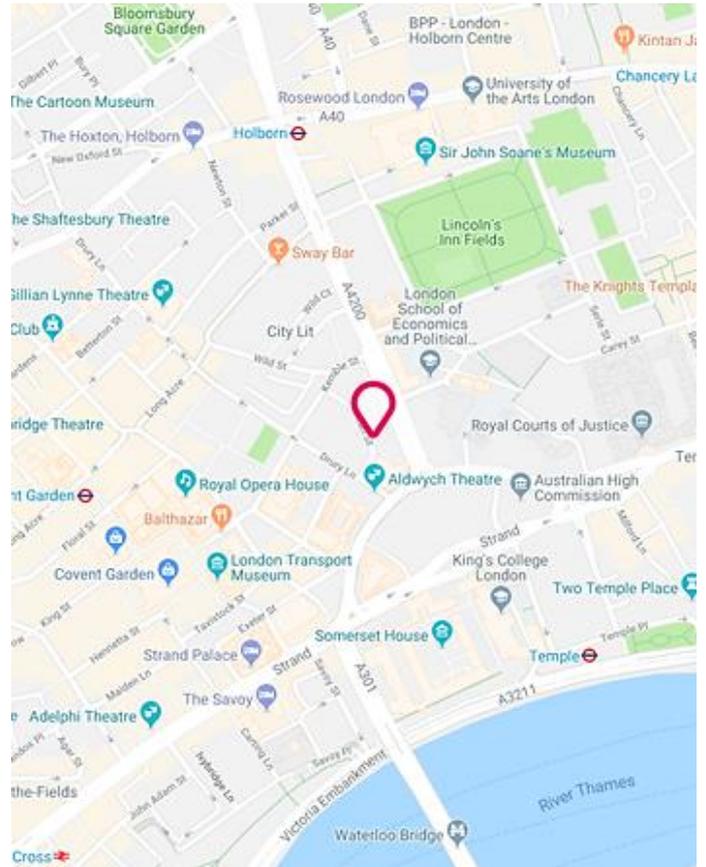
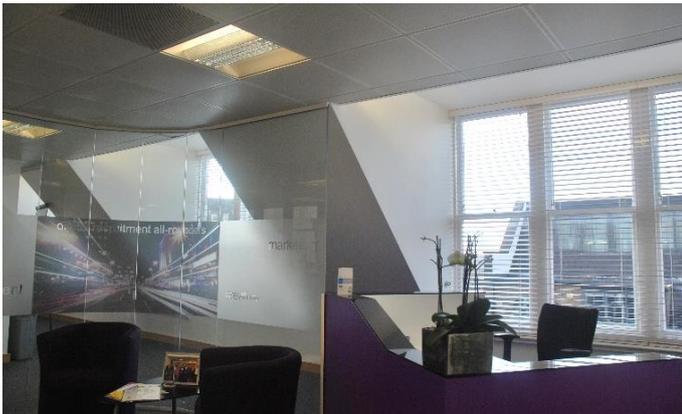
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**Subject to Contract July 2018**

**Imperial House, 8 Kean Street,  
Covent Garden, London, WC2B 4AS**



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## Terms

Tenure: Leasehold  
Lease: A flexible sublease is available.  
Rent: £50.00 psf pax  
Rates: Estimated at £23.00 psf pax (2018/19)  
Service Charge: £12.00 psf pax  
EPC Rating: TBC

## Amenities

- Fitted
- Air conditioning
- Bicycle storage
- Shower facilities
- Two passenger lifts
- Manned reception
- Under floor trunking

### Rhys Evans, Partner

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