



AVAILABLE TO LET

77 Kingsway WC2

Part 1st Floor

77 Kingsway - High Quality Plug n Play Office - To Let

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77 Kingsway is located in the heart of Midtown, near to the junction of Great Queen Street and moments away from Covent Garden. The building is well positioned and benefits from excellent connectivity, with Holborn Underground Station opposite the building, and Tottenham Court Road Underground Station a few minutes walk away, soon to benefit from the arrival of Cross Rail. Charing Cross and Waterloo mainline stations are also within easy walking distance.

At 77 Kingsway, the new reception area has been redesigned in a contemporary style. The available office accommodation is on the Part 1st Floor (north) and available as plug and play following a Cat B enhanced refurbishment works, comprising of the following; 22 workstations, Cat 6 data cabling, 2 x meeting rooms, breakout furniture and a kitchenette.

A new lease is available direct from the Landlord for a term, with a mutual break date on December 2021.

Rent	£62.50 psf (Quoting)
Est. S/C	£12.78 psf
Est. rates payable	£23.25 psf
Available from	01/08/2018
Size	1,988 sq ft
Lease details	A new lease is available with a mutual break date, December 2021
WiredScore Certification	Silver

Marketed by: CBRE (London | Offices), Colliers International (West End Offices)

For more information please visit:
<https://realla.co/m/9991-77-kingsway-77-kingsway>



High Quality Fitted Office - Plug n' Play

Cat 6 Data Cabling

22 Work Stations, 12 Person Conference Room, 6 Person Meeting Room & Kitchenette

24 Hour Access

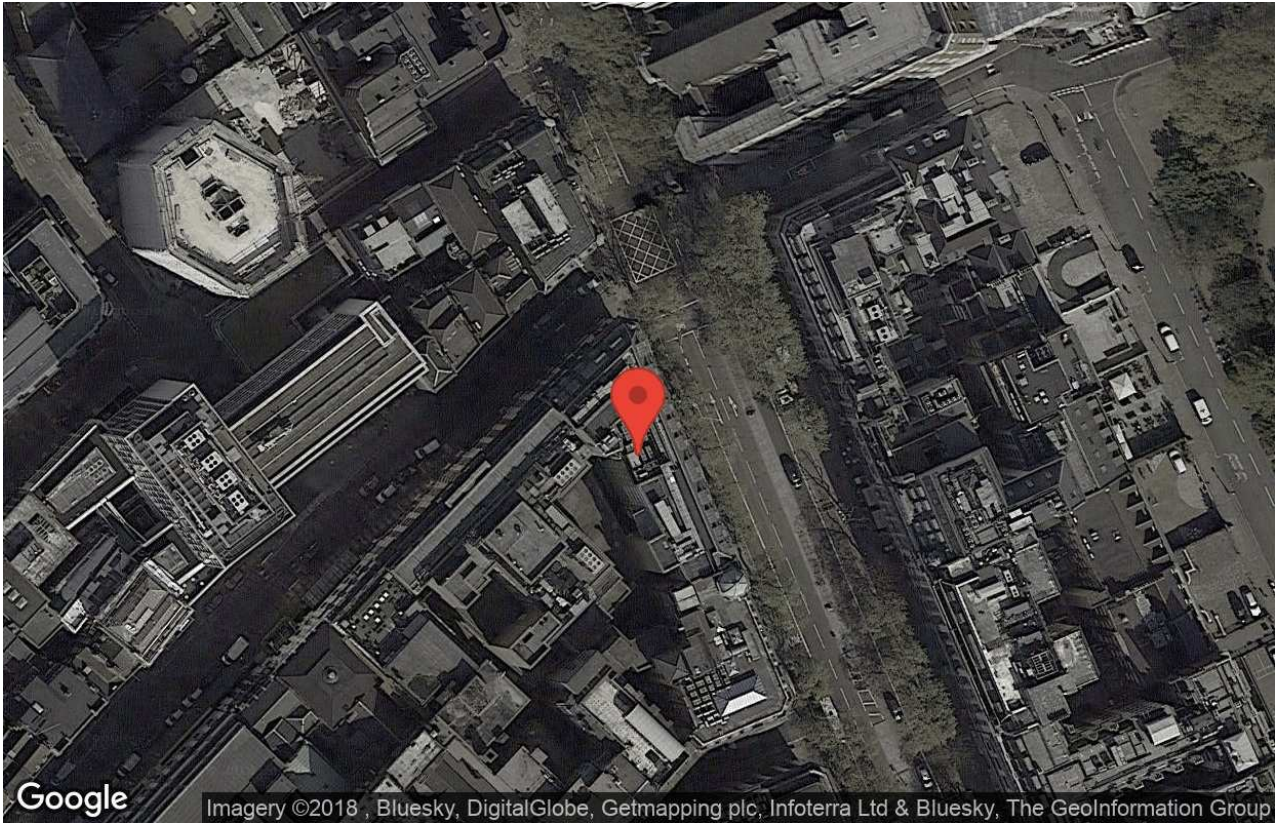
New Reception

New Showers and Bike Racks in Basement





77 Kingsway, Part 1st Floor



Units & availability

Floor	Size sq ft	Rent psf	Service charge psf	Rates psf	Total pa	Planning usage	Status
Part 1st Floor	1,988	£62.50	£12.78	£23.25	£195,877.64	B1	Available

* All sizes NIA



Floors & availability

Floor	Sq ft	Sq m	Rent	Service charge	Rates
Part 1st Floor	1,988	184.69	£62.50 psf	£12.78 psf	£23.25 psf

Airports London City 7.6m, London Heathrow 14.9m, London Gatwick 25.6m

National rail London Charing Cross 0.6m, London Waterloo 0.9m, Farringdon 0.7m

Tube Holborn 0.1m, Covent Garden 0.3m, Tottenham Court Road 0.3m, Temple 0.4m

Physicals

Developer	LaSalle Investment Management
Building owner	LaSalle Investment Management

Estimated rates £23.25 psf

Estimated service charge £12.78 psf

Secondary planning class B1

Lease summary A new lease is available with a mutual break date, December 2021

Connectivity Cat 6 Data Cabling



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