

NEW INSTRUCTION
65 KINGSWAY, COVENT GARDEN, WC2
8,800 SQ FT (818 SQ M)



LOCATION

The building occupies a virtual island site on the west side of Kingsway at the junction of Wild Street. Located close to Covent Garden, the entertainment and leisure facilities of this busy West End village are close by. Holborn Tube Station is a short walk away and numerous bus routes are accessible from Kingsway.

DESCRIPTION

The building was substantially refurbished in 2007 and the office floors benefit from a wealth of natural light. The entire 4th floor is currently fitted out to a high specification to provide a combination of open plan and cellular, grade A offices.

4th Floor (approx) 8,800 sq ft (818 sq m)

AMENITIES

- Air conditioning
- Metal tile suspend ceiling with recessed lighting
- Two 8 persons passenger lifts
- 150 mm raised floor
- Large ground floor reception
- 24h manned security
- Basement storage
- Demised WCs
- Fitted out to high quality
- Roller storage racking
- Goods lift
- DDA compliant

TERMS

Lease	A new FRI lease direct from the landlord
Rent	£47.50 psf pax
Rates	Estimated £17.50 psf pax
Service Charge	c.£9.50 psf pax
VAT	The building is NOT registered for VAT purposes

VIEWINGS

Strictly by appointment with the sole letting agents:-

Rhys Evans
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Subject to Contract November 2011