

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



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
TOTAL (approx.)	1,402	130.3

*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

Bordered by Oxford Street to the south and running up to Regent's Park in the north, Great Portland Street to the east and Edgware Road to the west. Marylebone is characterised by grand Georgian streets and as a business location, Harley Street is best known as the centre of the medical world in London. In the 18th century various wealthy families owned much of the area and their names still adorn some Marylebone streets and squares, including Cavendish Square and Portman Square.

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 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 April 2018

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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 £18.00 psf pa (2018/2019)
Service Charge:	Capped at £10.00 psf pax.
EPC Rating:	TBC

Amenities

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

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