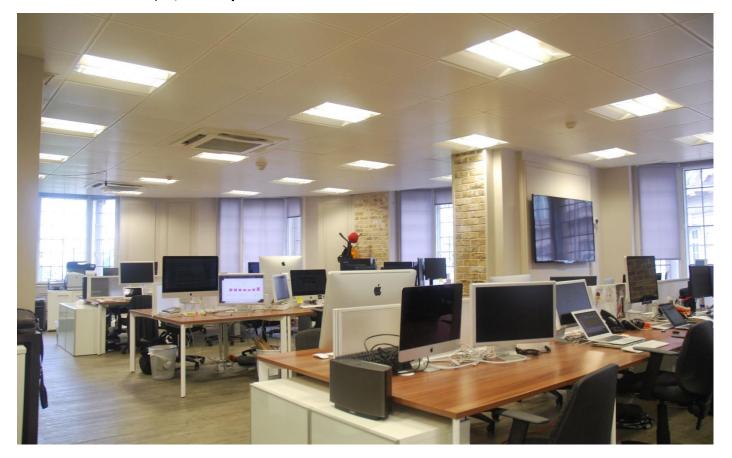
Kingsway House, 103 Kingsway, Holborn, London, WC2B 6QX



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.

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.

Floor Areas

sq ft	sq m	
1,402	130.3	
1,402	130.3	
	1,402	1,402 130.3

*Measurement in terms of *NIA

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

Ø 020 7025 1395

Georgia Mason, Agency Surveyor

O20 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

A new FRI sublease until June 2020

Lease: (subject to a mutual rolling break from

December 2018)

Rent: £49.50 psf pax.

Estimated at £18.00 psf pa Rates:

(2018/2019)

Capped at £10.00 psf pax. Service Charge:

EPC Rating: **TBC**

Amenities

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

James Hendry, Associate Partner



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Georgia Mason, Agency Surveyor

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gmason@monmouthdean.com

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