TO LET
3,762 - 11,343 sq ft
(249.4 - 1,053.7 sq m)
No. 9 Kingsway is an attractive high quality office building situated on the doorstep of Covent Garden providing unrivalled access to an abundance of London's restaurants, bars, cafés, shops and hotels.

A range of air conditioned office suites are available throughout the building accessed through the recently refurbished reception.
SPECIFICATION

- Newly refurbished reception
- VRV air-conditioning system
- Fully accessed raised floors
- Disabled WCs on each floor
- Shower and cycle facilities
- Two 8-person passenger lifts
- New LED lighting
- On-site receptionist and security services
- 24/7 access
- EPC – B
The building is arranged over ground and 8 upper floors. Access into the building is via a smart, re-modelled manned reception, with two lifts that serve all the office floors.

<table>
<thead>
<tr>
<th>Floor</th>
<th>sq ft</th>
<th>sq m</th>
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<tbody>
<tr>
<td>5</td>
<td>3,762</td>
<td>349.50</td>
</tr>
<tr>
<td>3</td>
<td>3,809</td>
<td>353.86</td>
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<tr>
<td>2</td>
<td>3,772</td>
<td>350.43</td>
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<td>TOTAL</td>
<td>11,343</td>
<td>1,053.79</td>
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THE LOCAL AREA

The building is located on the southern end of Kingsway near the many cafés, restaurants and bars of Covent Garden.

CAFÉS
- Eat (Ground Floor)
- Costa (Next Door)
- Pret A Manger (1 min)
- Benugo (2 mins)
- Caffè Fratelli Aldwych (2 mins)
- Caffè Nero (2 mins)
- Starbucks (3 mins)
- The Black Penny (5 mins)

RESTAURANTS
- Sarastro (2 mins)
- Belgo Holborn (2 mins)
- Roka (3 mins)
- Wasabi Sushi & Bento (3 mins)
- Wagamama (5 mins)
- Pizza Express (5 mins)
- Busaba Eat Thai (6 mins)
- Maxwell Bar & Grill (7 mins)
- Gaucho (9 mins)

BARS
- The Wellington (1 min)
- Be At One (1 min)
- The Sun Tavern (3 mins)
- The George (3 mins)
- White Lion (3 mins)
- Edgar Wallace (7 mins)

HOTELS
- ME London Hotel (2 mins)(5 star)
- One Aldwych Hotel (3 mins)(5 star)
- The Waldorf Hilton Hotel (1 min)(4 star)
- Savoy Hotel (6 mins)(4 star)
- Strand Palace Hotel (6 mins)(4 star)
- Travelodge Covent Garden (8 mins)(3 star)

FITNESS
- SWEAT IT (Basement Level)
- DW Fitness (2 mins)
- Nuffield (6 mins)
- Soho Gym Holborn (6 mins)
- Oasis Centre (9 mins)
- Gym Box (10 mins)

NEARBY OCCUPIERS
- British American Tobacco
- Mitsubishi
- Robert Walters
- Spotify
- Michael Kors
- Shell
- Towers Watson
- ACCA UK
- BUPA
- Sport England
- AECOM
- Deloitte
- WSP Group
- Scott Brownrigg
- Grey Advertising
- Pearson
- Warner Brothers
- WPP Group
- Fladgate
- Jones Day
- Olswang
Transport links are excellent with Temple, Holborn and Covent Garden Underground Stations (District, Circle, Piccadilly and Central lines) all within a short walk. Waterloo Station is only a short walk across Waterloo Bridge.
ENERGY PERFORMANCE RATING

5th floor B(49), 2nd & 3rd floors B (48).

RENT

Available on Request.

VIEWING/ FURTHER INFORMATION

If you are interested and would like more information please get in touch.

IMPORTANT NOTICE RELATING TO THE MISREPRESENTATION ACT 1967

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