

Nº 9  
KINGSWAY

LONDON WC2

TO LET

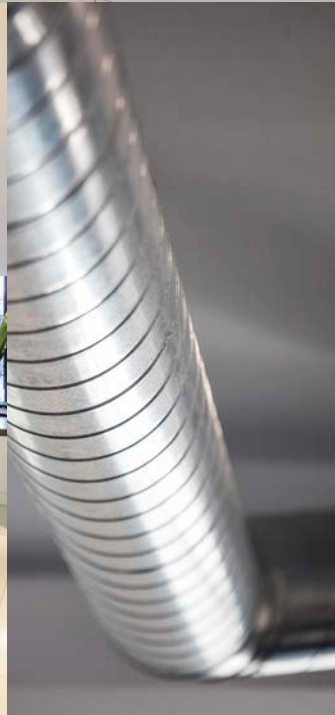
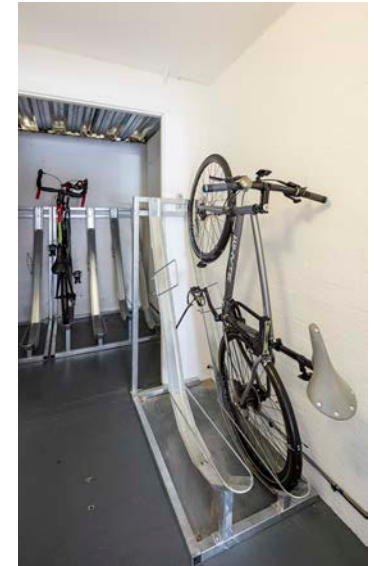
3,762 - 11,343 sq ft  
(249.4 - 1,053.7 sq m)

## OVERVIEW

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.

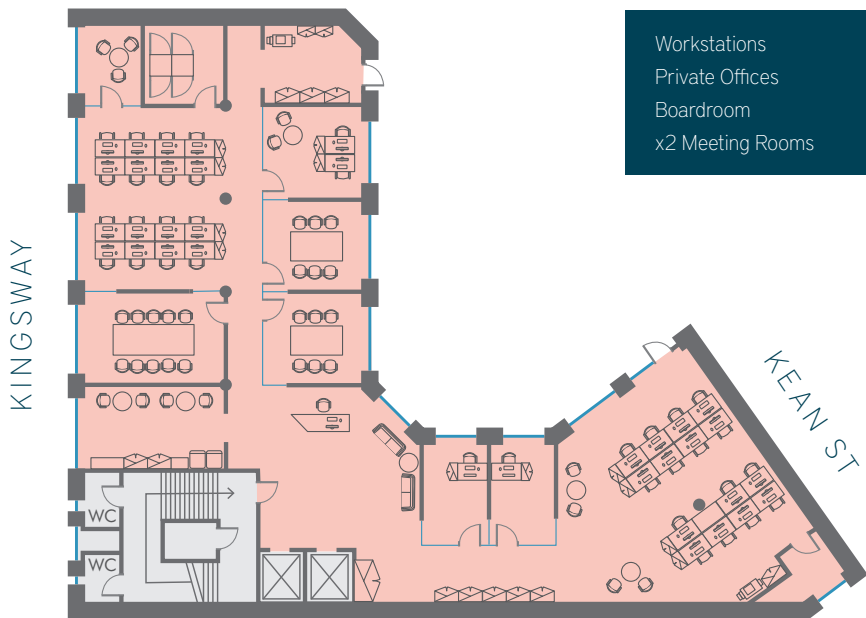
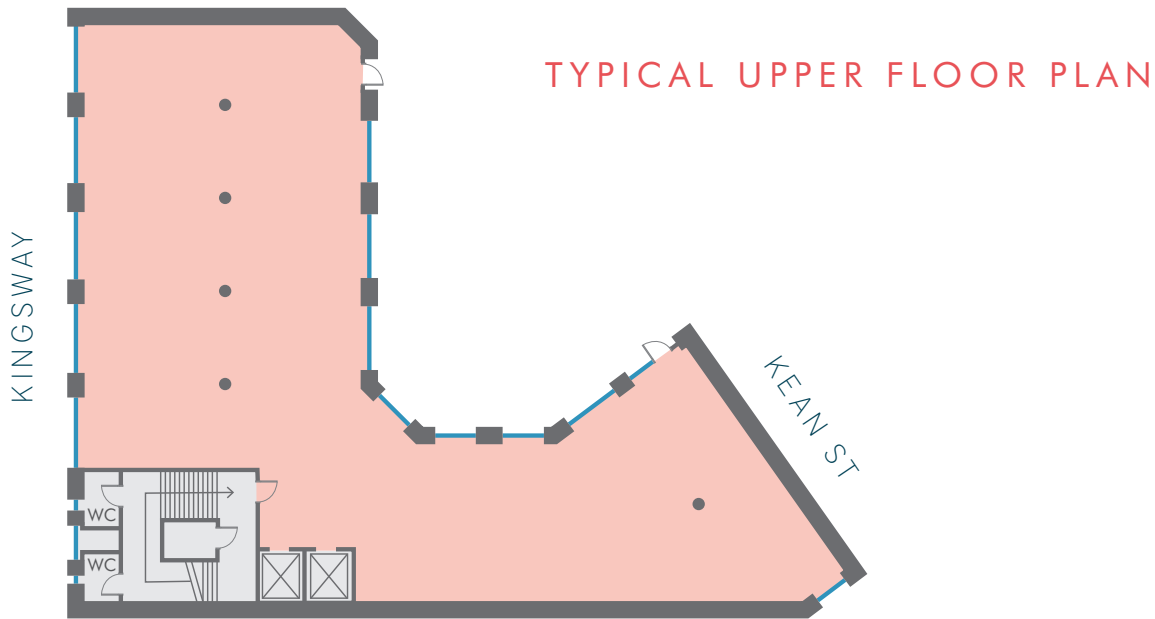
A range of air conditioned office suites are available throughout the building accessed through the recently refurbished reception.





## 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



Workstations	32
Private Offices	4
Boardroom	10 person
x2 Meeting Rooms	6 person

## THE FLOORS

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.

Floor	sq ft	sq m
5	3,762	349.50
3	3,809	353.86
2	3,772	350.43
<b>TOTAL</b>	<b>11,343</b>	<b>1,053.79</b>



## 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)	Caffè Fratelli Aldwych (2 mins)
Costa (Next Door)	Caffè Nero (2 mins)
Pret A Manger (1 min)	Starbucks (3 mins)
Benugo (2 mins)	The Black Penny (5 mins)



### RESTAURANTS

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



### BARS

The Wellington (1 min)	The George (3 mins)
Be At One (1 min)	White Lion (3 mins)
The Sun Tavern (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)



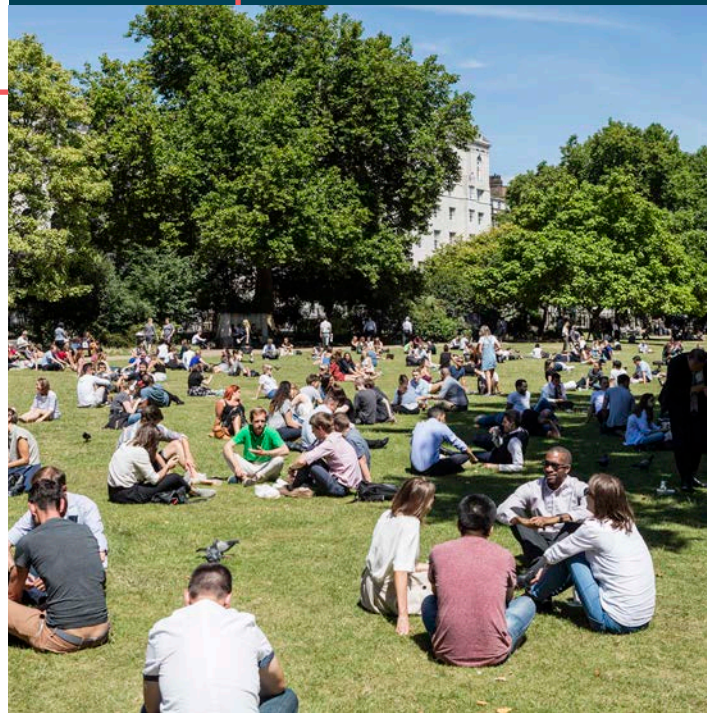
### FITNESS

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



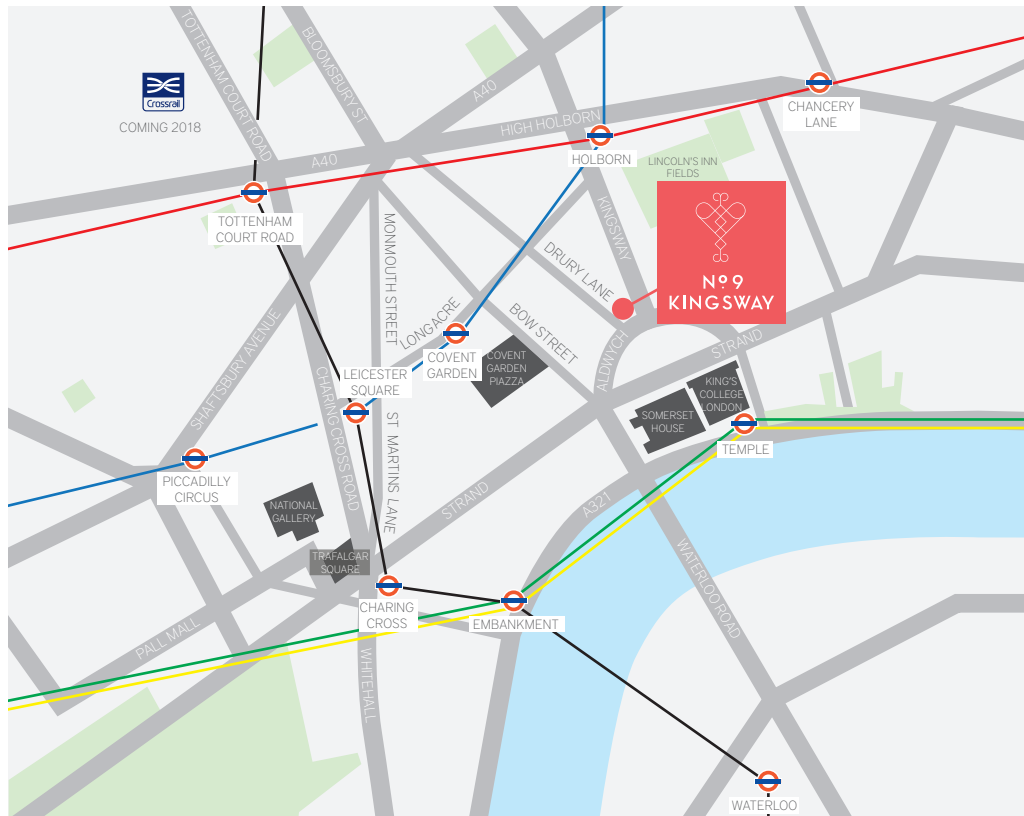
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## CONNECTIVITY

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.



-  Circle & District Line
-  Northern Line
-  Central Line
-  Piccadilly Line



### WALKING TIMES TO TUBE AND MAINLINE STATIONS

1-16 mins

- Holborn Underground (6 mins)
- Temple Underground (6 mins)
- Covent Garden Underground (8 mins)
- Charing Cross Railway Station (11 mins)
- Waterloo Railway Station (16 mins)



### WALKING TIMES

1-12 mins

- Somerset House (3 mins)
- Covent Garden Piazza (5 mins)
- River Thames (5 mins)
- Lincoln's Inn Fields (7 mins)
- National Gallery (12 mins)



### DIRECT TRAVEL TIMES VIA UNDERGROUND TO AIRPORTS

- City Airport (35 mins (via tube & DLR))
- Heathrow (41 mins (via Heathrow Express))
- Gatwick (42 mins (via Gatwick Express))



### CYCLING TIMES

1-8 mins

- Covent Garden Underground (3 mins)
- Temple Underground (3 mins)
- Holborn Underground (4 mins)
- Tottenham Court Road (5 mins)
- Chancery Lane (5 mins)
- Leicester Square (6 mins)
- Charing Cross Railway Station (6 mins)
- Embankment (7 mins)
- Piccadilly Circus (8 mins)



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LONDON WC2

## 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.

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