



BESPOKE FURNITURE FIT OUT AVAILABLE

**Fully inclusive cost
with a single monthly payment**

3rd floor, 84 Kingsway

London, WC2B 6AE

A bright, 3rd floor suite with lift access that will be fully furnished with an occupier having input into design and furniture choices

800 sq ft
(74.32 sq m)

- All costs are included within the rent / licence fee
- Comfort cooling
- To be fully furnished
- Modern fitted kitchen
- Meeting room
- Lift
- Shower
- Fibre connected
- Daily cleaning included

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Summary

Available Size	800 sq ft
Rent	£11,700.00 per month fully inclusive
Business Rates	N/A
Service Charge	N/A
VAT	Applicable
Legal Fees	By flexi licence and legal fees may not apply
EPC Rating	C

Description

The 3rd floor of 84 Kingsway provides a blank canvas for an occupier to work with this landlord and create a magnificent office that will be fully furnished with desks, chairs and meeting room equipment.

This floor has great natural light with windows on 3 elevations and benefits from modern LED lighting, generous floor to ceiling height, timber floors + perimeter trunking, as well as a marble tiled WC with shower and fitted kitchen.

This 3rd floor suite could provide up to 18 desks, dependant upon design and sizes.

Location

84 Kingsway is situated on the corner of Kingsway and Gate Street and is less than a minute's walk to Holborn Underground Station (Piccadilly Line). Covent Garden is a few minutes away.

Accommodation

The accommodation comprises the following floor area and fully inclusive cost:

Floor/Unit	Size	Total month	Total year
3rd	-	£11,700	£140,400

Terms

A new flexi licence is available for between 12-24 months.

VAT

The fully inclusive rent will be subject to VAT.

Inspections

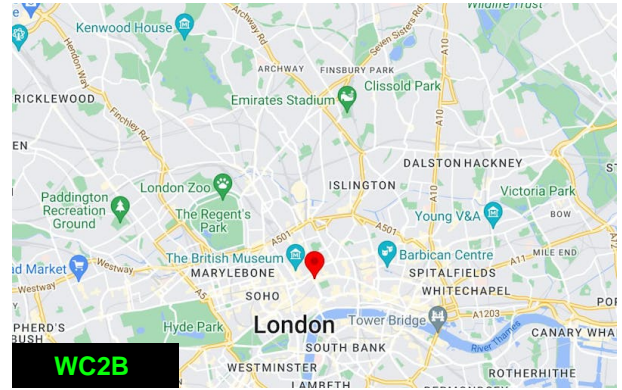
By appointment via Ashurst Real Estate. 020 7419 5117.

Dedicated website

To see further information, photos and a floor plan, visit <https://bit.ly/3rdfloor84kingsway>

Ashurst Real Estate

If this property is not for you, see our other available properties at <https://bit.ly/AshurstREproperties>



Viewing & Further Information



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Typical floor plan – 1st – 3rd floors

