

# Princes House Kingsway



37-39 Kingsway, London WC2B 6TP  
RARELY AVAILABLE GROUND FLOOR  
FOR SALE / TO LET  
4,640 Sq Ft / 431 Sq M

**A1 (non-food) use**

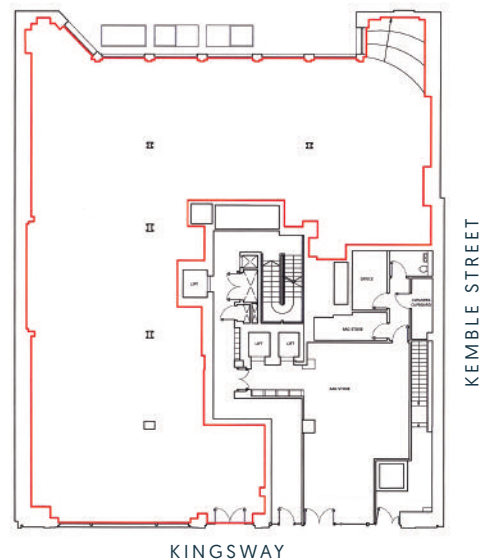
**Potential Uses A2 / A3 / B1 / D1 (STP)**



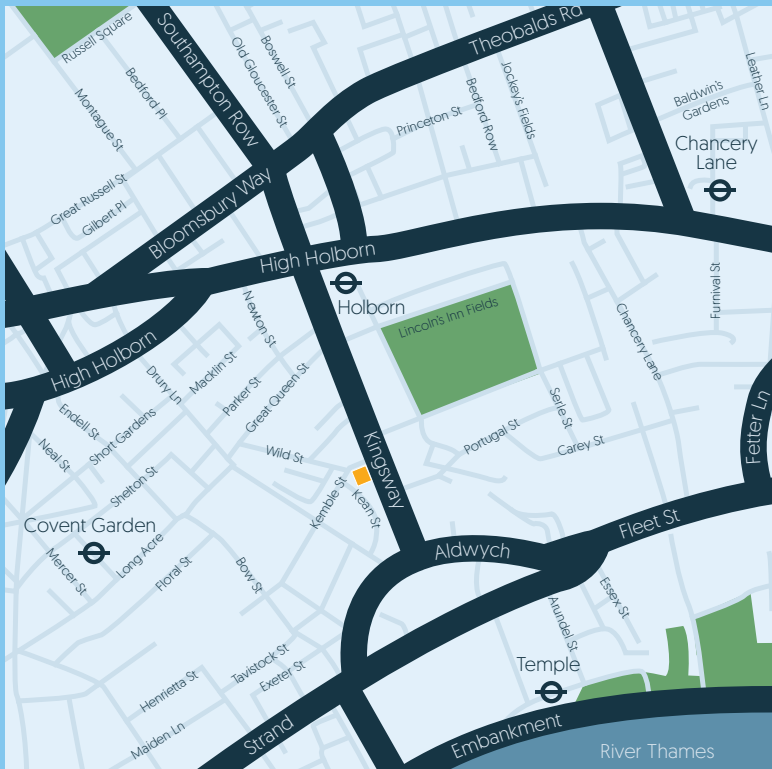
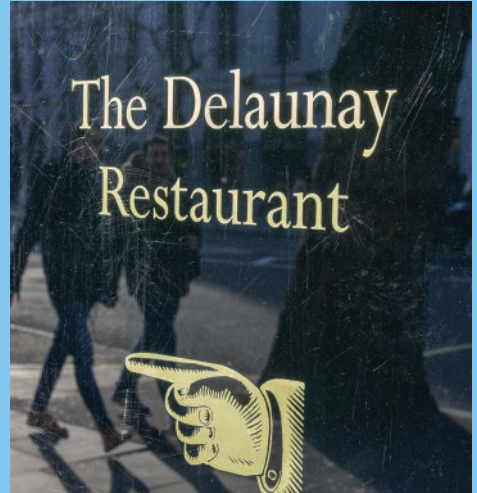


## contemporary & open plan

The unit comprises 4,640 Sq Ft of contemporary open plan space with extensive fully glazed window frontage and natural light at the rear. The unit benefits from high ceilings throughout (3.8m), parquet wood floors, exposed air conditioning, lighting, electric security shutters, kitchen and WCs.





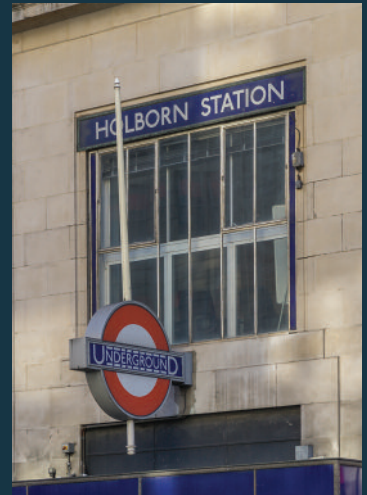


# Kingsway at your leisure

The property is situated on the west side of Kingsway, a short walk from Covent Garden, Holborn, Temple & Chancery Lane underground stations and is very well located close to all the amenities the Midtown and Covent Garden area offers. Kingsway is in close proximity to the Royal Courts of Justice, Old Bailey and Lincoln's Inn Fields and prestigious academic institutions such as the London School of Economics, Kings College London and the Royal College of Surgeons.

In recent years due to improvements to the local retail and leisure provision and the commercial success of Covent Garden, Kingsway has become increasingly popular as a retail, restaurant, hotel, office and residential destination.





# Princes House

## the details

### Tenure

Long Leasehold (125 years from 02.03.2017, peppercorn rent), else a new occupational lease is available

### User

High class A1 (non-food), plus A2, B1, D1 (STP) and A3 (STP & Freeholder consent)

### Price (Long Leasehold)

Offers in the region of £5,000,000

### Rent (New Lease)

Offers in the region of £250,000 per annum exclusive

### Service Charge

Approx. £1,200 per annum

### VAT

Payable on all outgoings

### Timing

Available Now

### EPC Rating

D88

### Possession

On completion of legal formalities

### Legal

Each party to bear their own legal costs

### ALL ENQUIRIES

PLEASE CONTACT SOLE AGENT – KOOPMANS

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