




**Kings
House**

36 King Street
London EC2

A self-contained HQ office building
21,506 sq ft

A comprehensive
refurbishment will
provide 21,506 sq ft
of Grade A City core
office space.

The background is a dark, textured surface with a fine, repeating pattern. Overlaid on this are several thin, light-colored lines that form abstract geometric shapes, including a large triangle pointing upwards and another pointing downwards, with various other lines intersecting them.







A dramatic new entrance with retained detailing.

Kings House occupies a prominent corner position, and will benefit from an extensively refurbished and re-configured reception, in keeping with a contemporary HQ building.

Ready for occupation in Q4 2018, the six office floors will offer bright, flexible workspace suitable for a range of occupiers.

A stylish reception.

Modern pendant lights, a 3D feature wall and brass detailing will combine to form a bold geometric design.

New reception

New VRF air conditioning

New plasterboard and metal tiled suspended ceiling

New LED lighting

New raised floor

Repositioned WCs

2.6m floor to ceiling height

5 showers

50 bike spaces

70 lockers







Royal Exchange

Café Nespresso, Cheapside



The Ned



Kings House is well served by the world-class amenities and lifestyle of the City core.

Prime retail and restaurants in the Royal Exchange, bustling coffee shops and The Ned – with its nine restaurants, spa and gym – are all nearby.



Cecconi's at The Ned



Guildhall

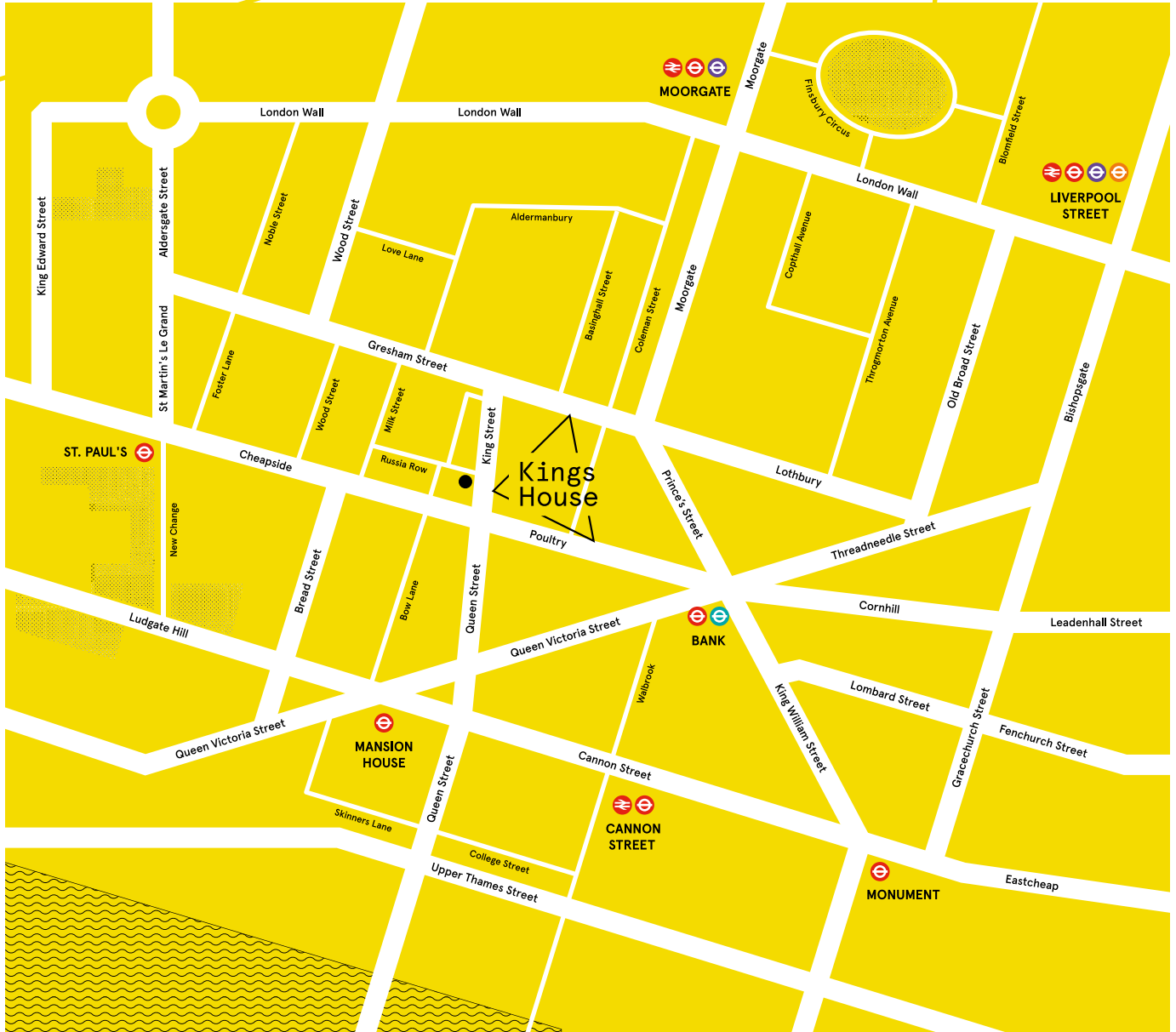


Bloomberg Place

An outstanding City position surrounded by numerous amenities and renowned landmarks.

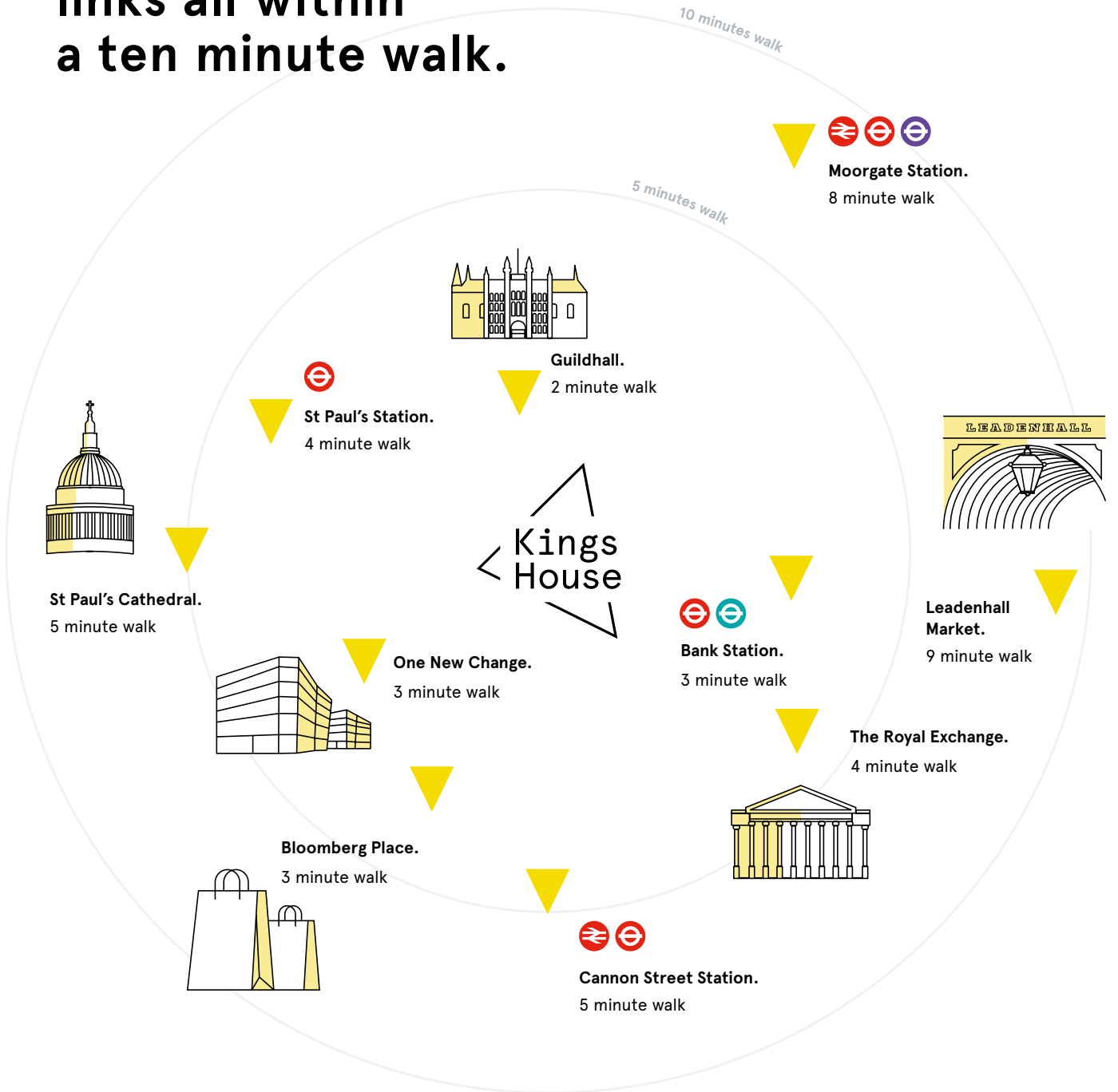
One New Change





**Positioned on
King Street, between
bustling Cheapside
and Gresham Street.**

The City's prime retail, culture and transport links all within a ten minute walk.







Accommodation

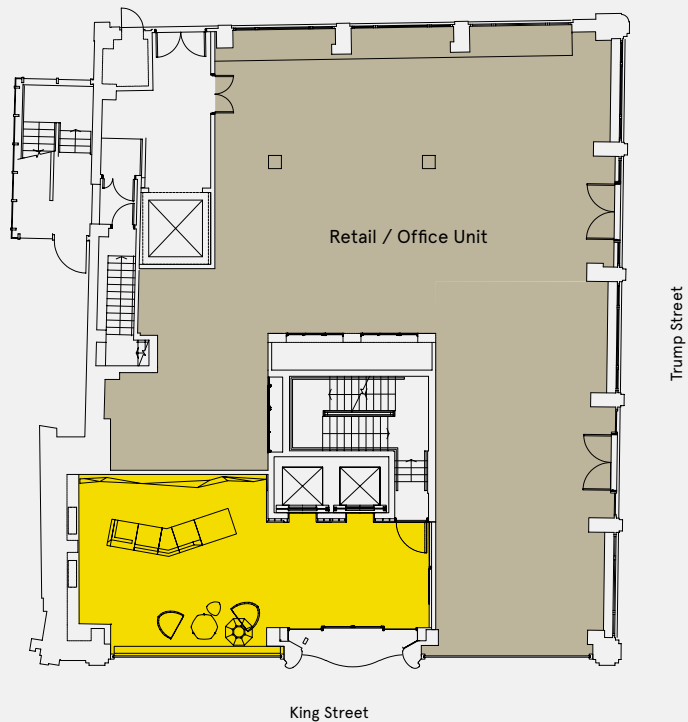
Floor	Sq M	Sq Ft
6th	249	2,680
5th	295	3,175
4th	295	3,175
3rd	295	3,175
2nd	295	3,175
1st	295	3,175
Ground Retail / Office	219	2,357
Ground Reception	55	594
Total	1,998	21,506



Ground Floor Plan

Retail / Office
2,357 Sq Ft / 219 Sq M

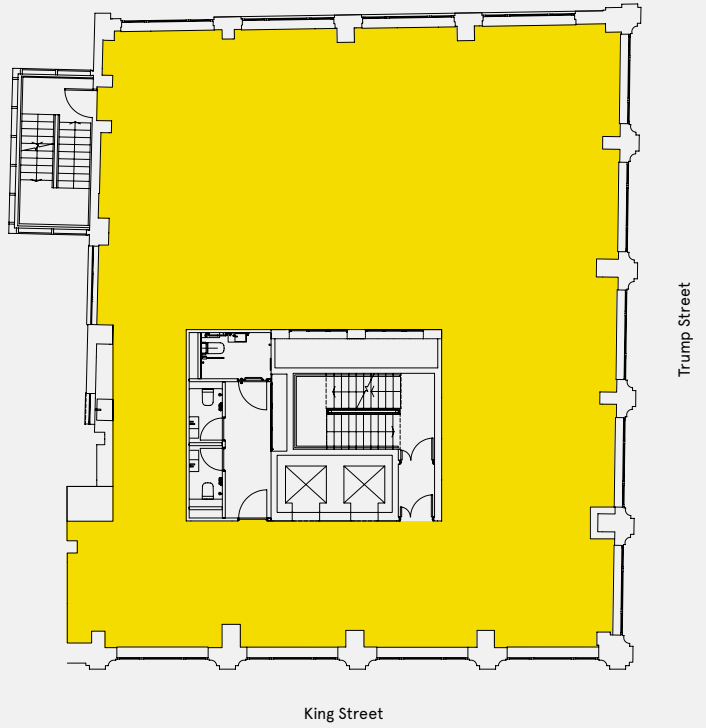
Reception
594 Sq Ft / 55 Sq M



For indicative purposes only. Not to scale.

Typical Upper Floor Plan

3,175 Sq Ft / 295 Sq M

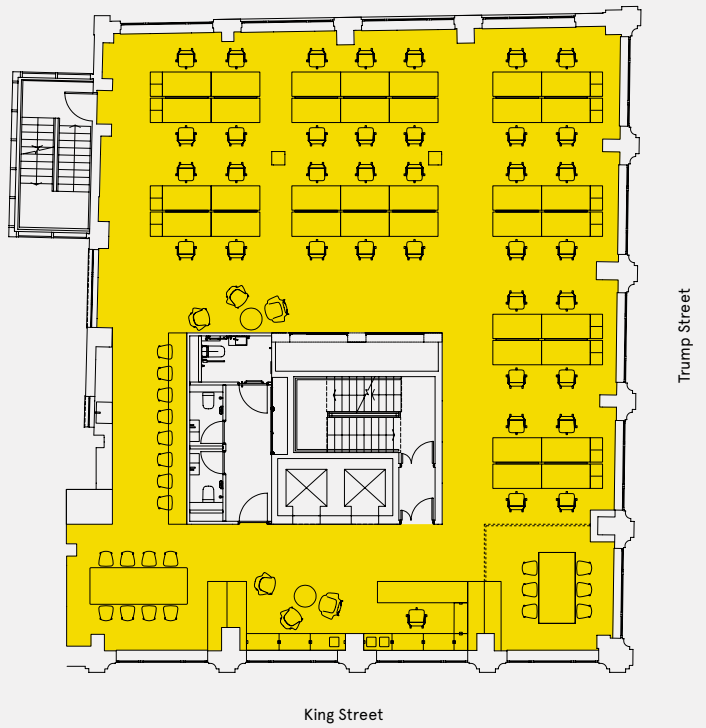


Typical Upper Floor Space Plan

3,175 Sq Ft / 295 Sq M

- Open plan desks 36
- 6 person meeting room 1
- Receptionist 1

Total Occupancy 37
Occupancy Ratio 1:8.0 Sq M









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