

# **KINGSBOURNE** **HOUSE**






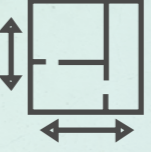


HOLBORN WC1

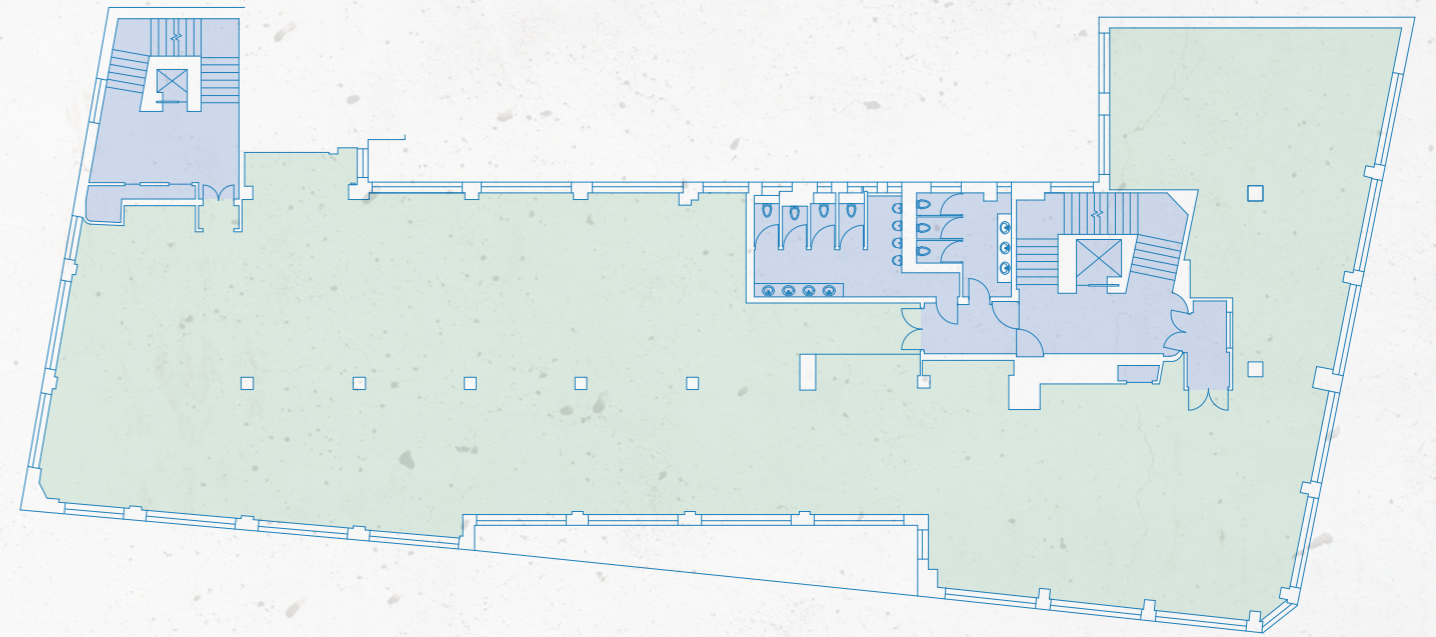
**4,926 SQ FT**  
LIGHT & CONTEMPORARY  
OFFICE SPACE TO LET



### OPEN PLAN MEDIA STYLE OFFICE SPACE

The entire second floor is currently available offering 4,926 sq ft of light and contemporary space.

 <b>AIR CONDITIONED</b>	 <b>MANNED RECEPTION</b>	 <b>GREAT TRANSPORT LINKS</b>	 <b>RAISED FLOORS</b>
 <b>BICYCLE RACKS &amp; LOCKERS</b>	 <b>OPEN PLAN OFFICE</b>	 <b>PASSENGER LIFT</b>	 <b>MALE &amp; FEMALE WCS</b>



FLOOR	SIZE (SQ FT)	RENT (PSF)	RATES (PSF)	SC (SQ FT)	AVAILABILITY
2ND	4,926	£59.50	£15.50	£10.80	AVAILABLE

**LEASE**  
A new lease direct from the landlord

**TERMS**  
Flexible

**EPC**  
E



**TAKE THE  
VIRTUAL TOUR**

## LOCATION

Kingsbourne House is located in the heart of London and benefits from immediate proximity to Holborn station, granting easy access to Euston, Kings's Cross, St Pancras International and the rest of the city via the Central and Piccadilly lines.

The immediate area is busy with hotels, restaurants, gyms and lots of green spaces. Covent Garden is also on the doorstep and provides a plethora of vibrant amenities such as its own world-renowned market, boutique shops and restaurants and the famous Royal Opera House.



**HOLBORN**  
1 MIN WALK



**TOTTENHAM COURT ROAD**  
8 MINS WALK

Elizabeth Line (Coming soon)



**COVENT GARDEN**  
12 MINS WALK



## VIEWING

Strictly by appointment

EDWARD CHARLES  
& PARTNERS W 1  
CHARTERED SURVEYORS

020 7009 2300

[www.edwardcharles.co.uk](http://www.edwardcharles.co.uk)

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