



MAKING MOVES



EXIT



**7TH & MEZZANINE
FLOOR, 77 KINGSWAY,
HOLBORN, WC2B 6ST**

**OFFICE TO LET
5,419 SQ FT**

HIGHLIGHTS:

- Fully Fitted & Furnished
- 12 Person Boardroom
- Multiple Meeting Rooms
- Office Reception with Tea Point
- Large Kitchen & Breakout Area
- Private Terrace
- Manned Reception Entrance
- Shower Facilities
- Secure Bike Storage

WE ARE OFFICES

Contact us **TEL** 020 3595 3121 **E-MAIL** info@makingmoves.london **WEB** www.makingmoves.london

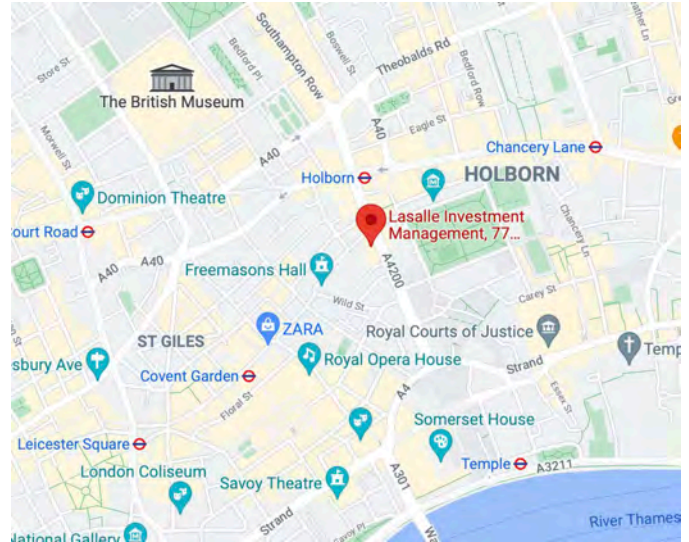
LOCATION:



The building is located in the heart of Midtown, with a vast range of restaurants, bars and retail locations on your doorstep.

The building has a prominent position on Kingsway and is a short walk from both Holborn and Covent Garden Station.

Seven Dials Food Market is a stones throw from the building, an ideal lunchtime spot.



DESCRIPTION:



The office comes fully furnished with desks, boardroom, meeting rooms, reception entrance and tea point on the 7th floor and a large kitchen, breakout space, collaboration area and private terrace on the mezzanine level.

The building has an impressive managed reception entrance, secure bike storage and shower facilities.

TERMS:



A new lease is available direct with the landlord for a negotiable term.

EPC:



An EPC is available on request

VIRTUAL TOUR:



Click here to view virtual tour

FLOOR AREAS & OUTGOINGS

Floor	Size (sqft)	Quoting Rent	Service Charge	Business Rates	Total (pa)	Total (pcm)
7th & Mezz	5,419	£75.00	£14.37	£21.64	£601,563	£50,130

VIEWINGS

Strictly through appointment by sole agents:

George Marment
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