







GROUND FLOOR, YORK HOUSE, 23 KINGSWAY, LONDON, WC2B 6UJ

2,961 SQ FT

## **HIGHLIGHTS:**

- Plug & Play
- Sit/Standing Desks
- Boardroom
- Meeting Rooms
- Kitchen & Breakout Area
- High Specification Lighting
- Manned Reception
- Showers & Lockers
- Car Parking
- Secure Bike Storage

# **WE ARE OFFICES**

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



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#### **LOCATION:**



The office is well located on Kingsway, with a host of cafes, bars and restaurants in the immediate area.

The office is located within a 10 min walk of Temple, Covent Garden. Holborn and Chancery Lane Station.

The office is a short walk from Lincoln Inn Fields, the largest public square in London. Perfect for lunchtime.

#### **DESCRIPTION:**



This office offers a high specification, fully furnished space which comes with a large open plan desking area, boardroom, meeting room, private office, kitchen and breakout area.

The office has high specification lighting, providing an appealing environment to work in.

The building has a recently refurbished manned reception, shower facilities, secure bike storage and car parking.

#### EPC:



An EPC is available on request

# **FLOOR AREAS & OUTGOINGS:**

Floor	<b>Size</b> (sqft)	Quoting Rent*	Service Charge	Business Rates	<b>Total</b> (pa)	<b>Total</b> (pcm)
Ground	2,961	£26.50	£7.08	£26.20	£177,009	£14,751

\* Net Effective Rent

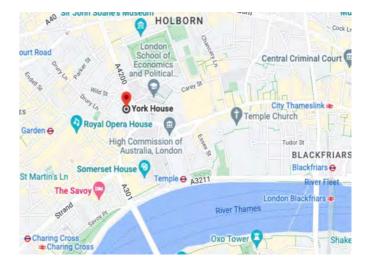
#### **VIEWINGS:**

Strictly through appointment by sole agent:

George Marment Email: gpm@makingmoves.london Tel: 07551 158799 or 020 3595 3121

Phil Snowden Email: ps@makingmoves.london

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#### **TERMS:**



Available by way if an assignment or sublease until November 2029.

A range of flexibility can be provided in the sublease.

#### **VIRTUAL TOUR:**



Click here to view the virtual tour

Tel: 07765 722626 or 020 3595 3121



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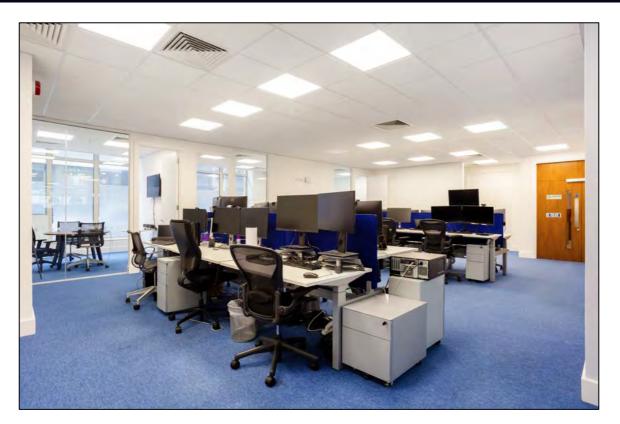






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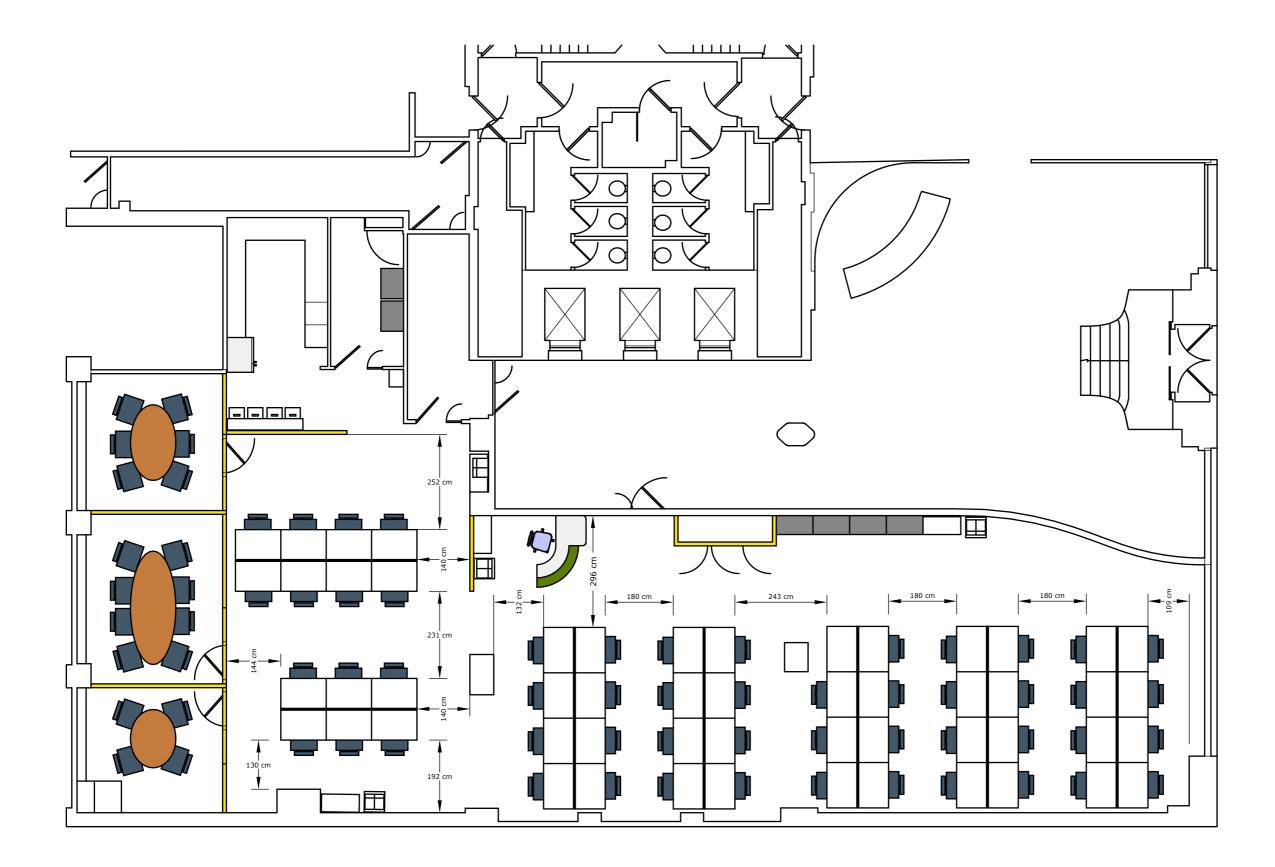














# **HEAD OFFICE**

19 Willow Street London EC2A 4BH

## **WEST END**

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