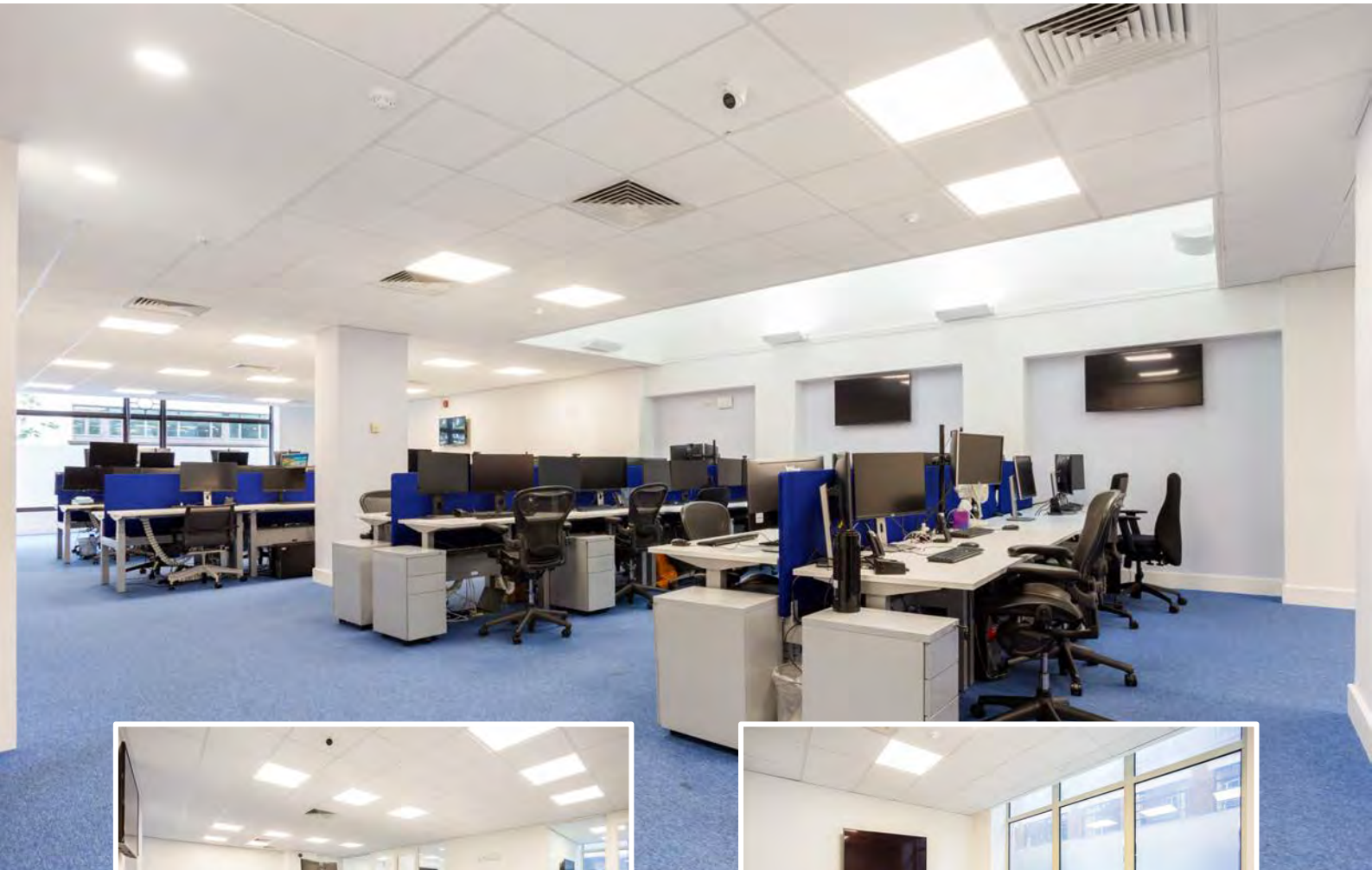




MAKING MOVES



EXIT



**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

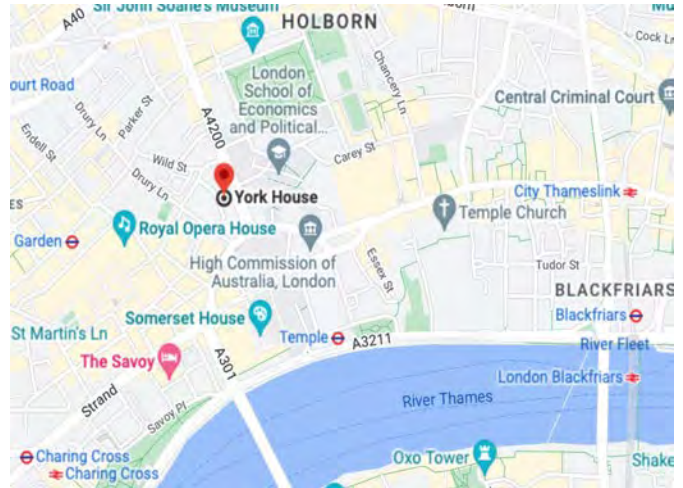
LOCATION:



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.

TERMS:



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

A range of flexibility can be provided in the sublease.

EPC:



An EPC is available on request

VIRTUAL TOUR:



[Click here to view the virtual tour](#)

FLOOR AREAS & OUTGOINGS:

Floor	Size (sqft)	Quoting Rent*	Service Charge	Business Rates	Total (pa)	Total (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

Tel: 07765 722626 or 020 3595 3121



