



ADLERS
CHARTERED SURVEYORS
LONDON & INTERNATIONAL

1ST FLOOR 84 KINGSWAY WC2

OFFICE FLOOR TO LET NEW 5 YEAR LEASE

APPROX 632 SQ FT

LOCATION

The building is located on the corner of Gate Street and Kingsway, approximately 100 yards from High Holborn Underground Station.

ACCOMMODATION

This high-profile building is clad in stone and boasts a contemporary entrance and common parts. The comfort cooled and heated accommodation comprises the entire first floor. The accommodation is in clear space with some demountable partitioning.

APPROX FLOOR AREA

First Floor approximate net internal area 632 sq ft (58.71 m²)

AMENITIES

- Ceiling mounted comfort cooling/heating cassettes
- 3 compartment perimeter trunking
- High quality contemporary lighting
- Carpeted floors
- Lift
- WC

RENT On Application

LEASE

For a term to be agreed direct form the Landlord. The lease to be granted outside the security of tenure provisions of the Landlord and Tenant Act 1954 (as amended)

RATES

Rates payable

2017/2018 approx £18.76 sq ft

Interested parties are advised to make their own enquires to satisfy themselves as to the level of rates payable

EPC Energy Performance Asset Rating – **D** 100

VIEWING Strictly through sole letting agent:-

ADLERS SURVEYORS LLP

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PLEASE READ CAREFULLY THE IMPORTANT NOTES PRINTED OVERLEAF

IMPORTANT NOTICES - PLEASE READ CAREFULLY

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