



**36 King Street / London EC2**

3,226 - 6,462 Sq Ft Office Space To Let



OVERVIEW

# A landmark City building

Kings House occupies a prominent corner position, and benefits from a welcoming reception, and excellent end-of-trip facilities.

The available office space consists of 3,226 – 6,462 sq ft and is arranged over the high quality, fully fitted 4th floor and blank canvas Cat A+ 1st floor.



Reception

## SPECIFICATION



Reception concierge



2.6m floor to ceiling height



5 showers & 50 lockers



50 bike spaces



On floor WCs



LED lighting



Two passenger lifts



VRF air conditioning



Raised floors



Suspended ceilings





THE SPACE

An exceptional new fit-out on the 4th floor

Move in and get straight to work, with the 4th floor ready for immediate occupation. The bright, open plan floor features workstations, meeting rooms and breakout areas.



4th floor kitchenette



4th floor 8 person meeting room



4th floor reception lounge



4th floor office space



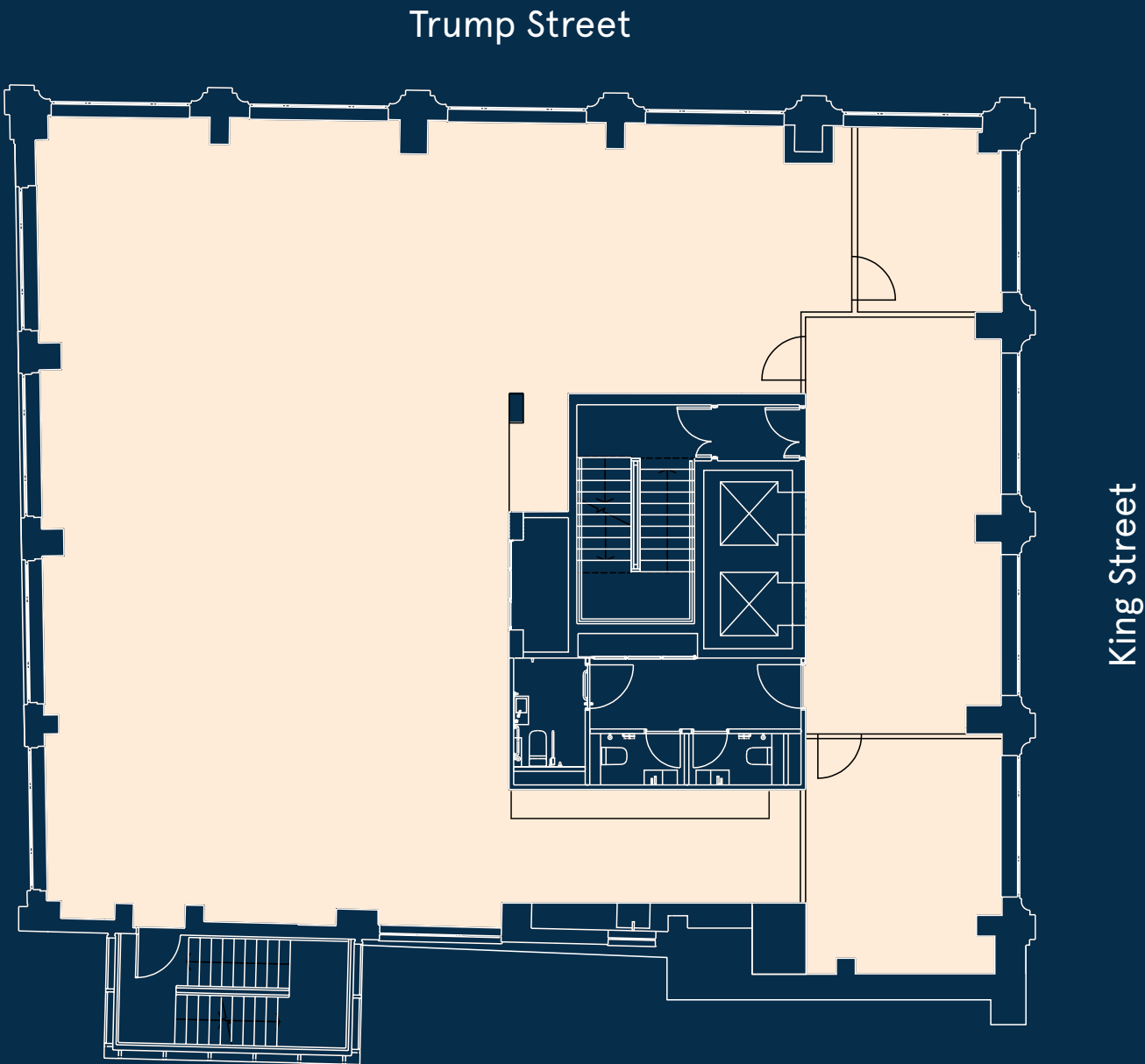
# Availability

Floor	Condition	Sq Ft	Sq M
4th	Fully fitted	3,236	300.6
1st	Cat A+	3,226	299.7
Total		6,462	600.3



## 1ST FLOOR

3,226 SQ FT / 299,7 SQ M



## 4TH FLOOR

3,236 SQ FT / 300,6 SQ M

- Workstations 32
- 8 person meeting room 01
- 6 person meeting room 01
- Collaboration area 01
- Breakout area 01
- Kitchenette 01
- Reception & Waiting area 01





LOCATION

Prime City connections and amenities.

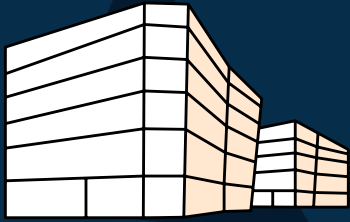
Kings House is well served by the world-class amenities and lifestyle of the City core, such as The Royal Exchange, The Ned, Bloomberg Arcade and more.

Travel connections are excellent, with Bank and St. Paul's Stations within just a few minutes walk.



Bank Station

3 minute walk



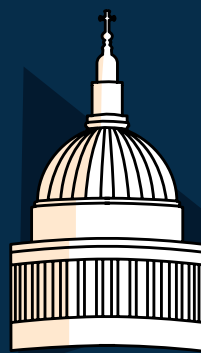
One New Change

3 minute walk



Bloomberg Place

3 minute walk



St. Paul's Station

4 minute walk



FURTHER INFORMATION

Terms

Upon application.

Viewing

Strictly through the sole letting agents.



Peter Gray  
07765 220 528  
peter.gray@knightfrank.com

James Gillett  
07972 000 250  
jgillett@savills.com

Marina Campbell  
07814 067 404  
marina.campbell@knightfrank.com

Alex Tugwell  
07816 184 068  
alex.tugwell@savills.com



Important Notice 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Knight Frank LLP has no authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. January 2026.