



36 King Street / London EC2

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

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.

SPECIFICATION



Reception concierge



2.6m floor to ceiling height



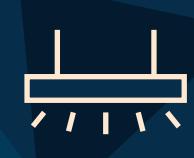
5 showers & 50 lockers



50 bike spaces



On floor WCs



LED lighting



Two passenger lifts



VRF air conditioning



Raised floors



Suspended ceilings



An exceptional new fit-out on the 4th floor

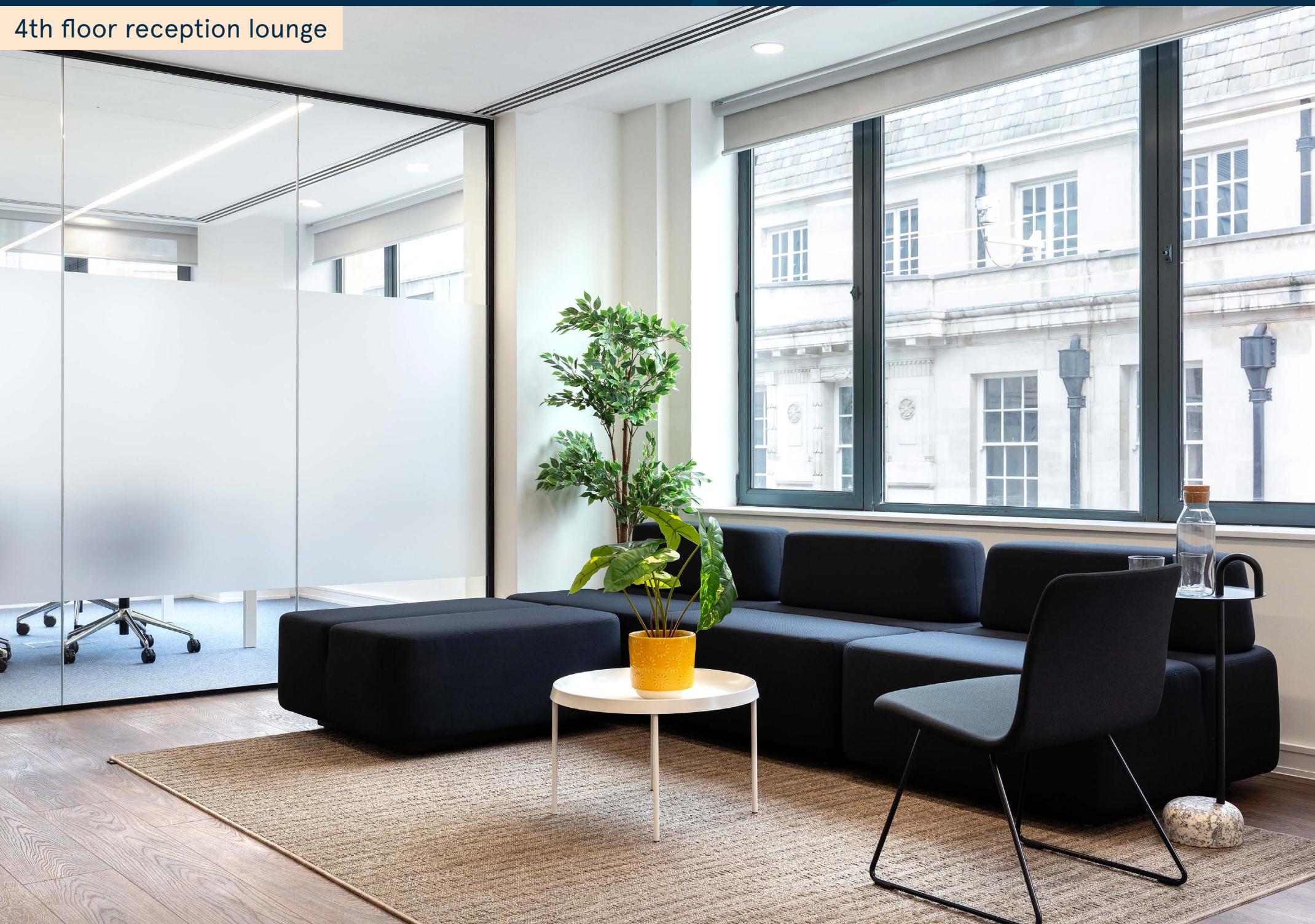
Move in and get straight to work, with the 4th floor ready for immediate occupation. The bright, open plan floor features workstations, meeting rooms and breakout areas.



4th floor kitchenette



4th floor 8 person meeting room



4th floor reception lounge



4th floor office space

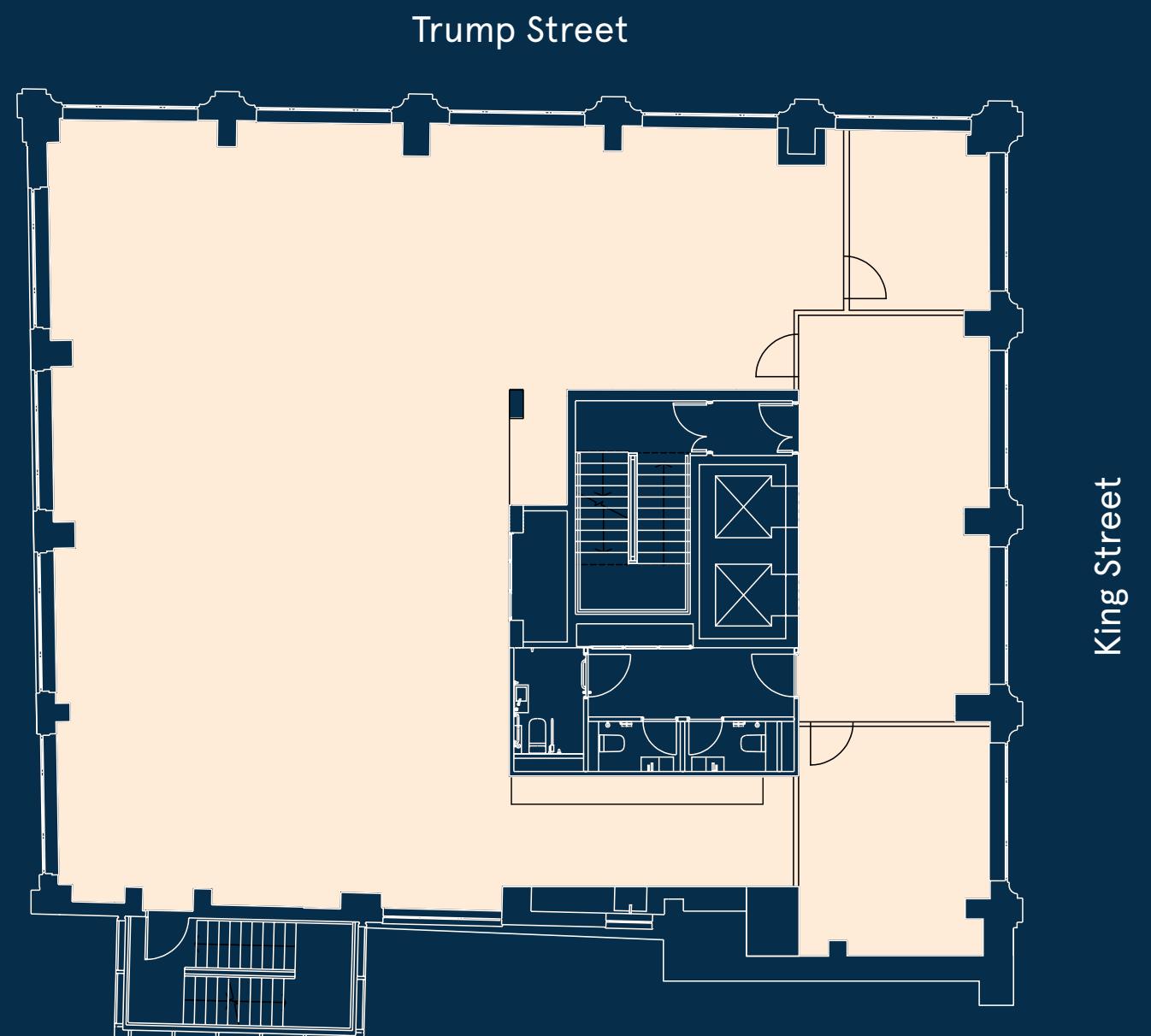
Availability

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

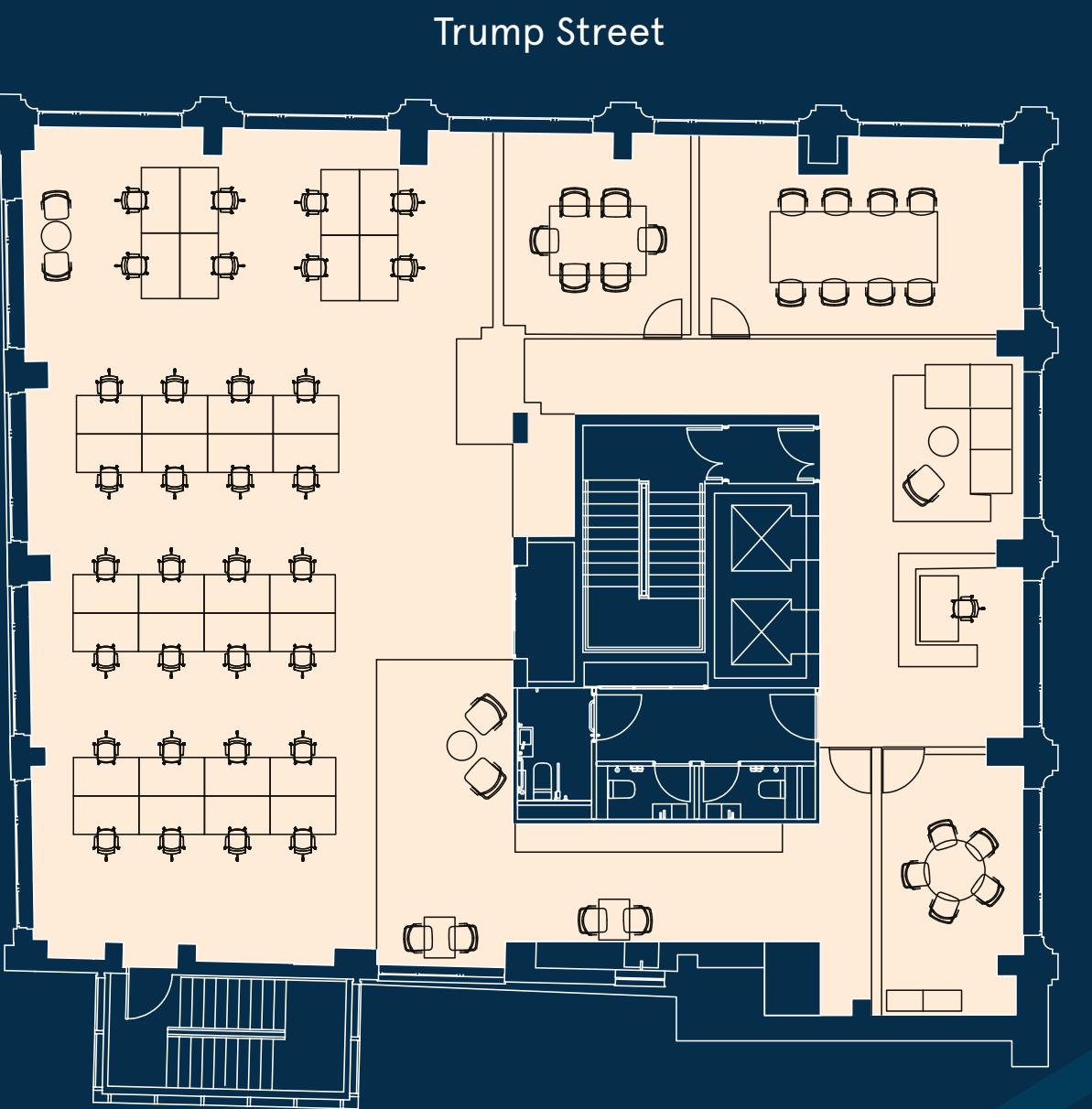
3,226 SQ FT / 299,7 SQ M



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



Floor plans not to scale.
For indicative purposes only.

LOCATION

Prime City connections and amenities.

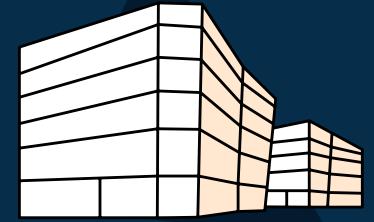
Kings House is well served by the world-class amenities and lifestyle of the City core, such as The Royal Exchange, The Ned, Bloomberg Arcade and more.

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



Bank Station

3 minute walk



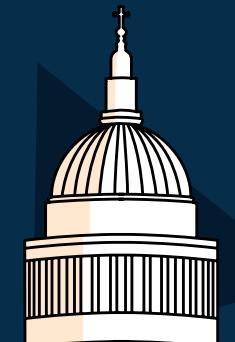
One New Change

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.



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