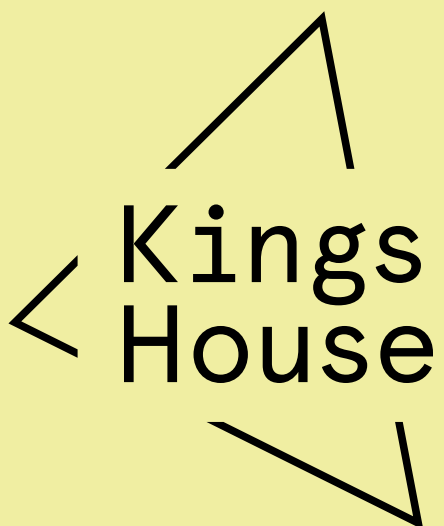


**36 King Street
London EC2**

**5,571 sq ft of
Grade A office space**



kingshouse.london

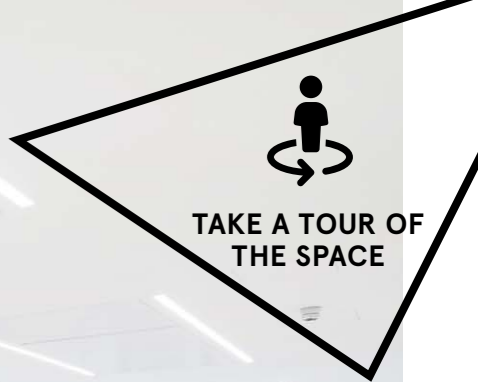
A dramatic new entrance with retained detailing and a stylish reception.

Kings House occupies a prominent corner position, and benefits from an extensively refurbished and re-configured reception, in keeping with a contemporary City building.

The six office floors offer bright, flexible workspace suitable for a range of occupiers, and are available on a floor by floor basis.

Specification

- New reception
- Two new passenger lifts
- New VRF air conditioning
- New plasterboard and metal tiled suspended ceiling
- New LED lighting
- New raised floor
- Repositioned WCs
- 2.6m floor to ceiling height
- 5 showers
- 50 bike spaces
- 50 lockers

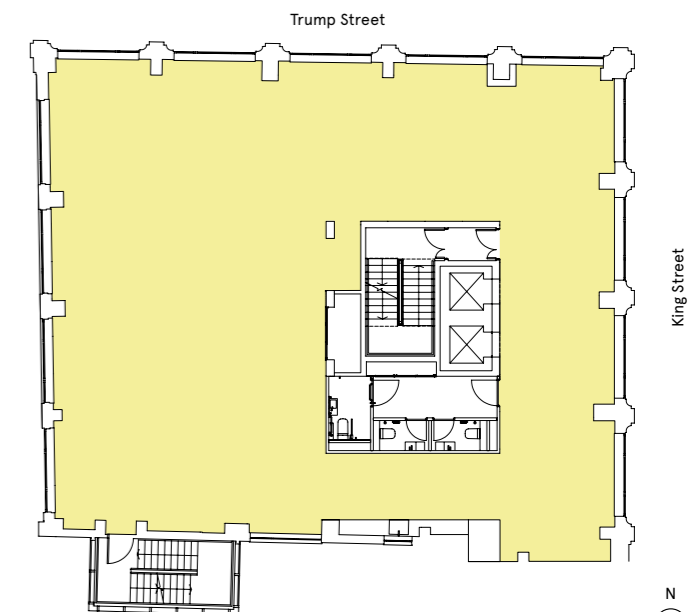


Accommodation

Floor	Sq Ft	Sq M
6th		LET
5th		LET
4th		LET
3rd		LET
2nd		LET
1st	299.7	3,226
Ground Retail / Office	217.9	2,345
Total	517.6	5,571

Typical Upper Floor Plan

3,226 Sq Ft (299.7 Sq M)



For indicative purposes only. Not to scale.



The City's prime retail, culture and transport links all within a ten minute walk.


Kings House is well served by the world-class amenities and lifestyle of the City core. Prime retail and restaurants in the Royal Exchange, bustling coffee shops and The Ned – with its nine restaurants, spa and gym – are all nearby.

The building is well served by transport links, with Bank being a short walk away. These will be further enhanced by the arrival of Crossrail in 2019.



One New Change.
3 minute walk





St Paul's Station. 
4 minute walk



Bloomberg Place.
3 minute walk



Bank Station.  
3 minute walk



Viewing

Strictly through joint sole letting agents.



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Terms

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