



Kingsway

[77kingsway.london](http://77kingsway.london)

# 77

Kingsway  
London, WC2

## 5,349 sq ft

A refurbished and fully-fitted office for up to 48 workstations, enjoying the vibrancy of Covent Garden and Holborn.

In a prominent, attractive property with excellent natural light and many local amenities.



# Quality and sustainability

77 Kingsway's reception space has been remodelled to provide a stylish and welcoming arrival space with concierge service and an informal greeting area.

The new first floor suite offers a highly-specified mix of open plan and meeting room spaces to collaborate, communicate, recharge and socialise.



FIRST FLOOR OFFICE SPACE

REFURBISHED RECEPTION (CGI)



# Specification



FULLY FITTED, PLUG & PLAY ACCOMMODATION



FULLY ELECTRIC BUILDING



EPC B



SHOWERS



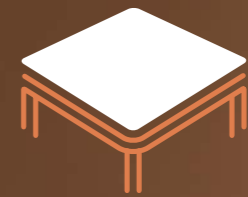
CHANGING ROOMS & LOCKERS



CYCLE RACKS



VRF AIR CONDITIONING



FULL ACCESS RAISED FLOORS



NEW LED LIGHTING



24/7 ACCESS



CONCIERGE SERVICE



REMODELLED RECEPTION AREA



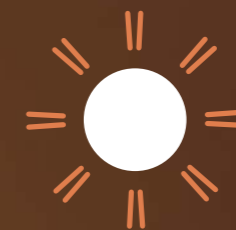
3X PASSENGER LIFTS



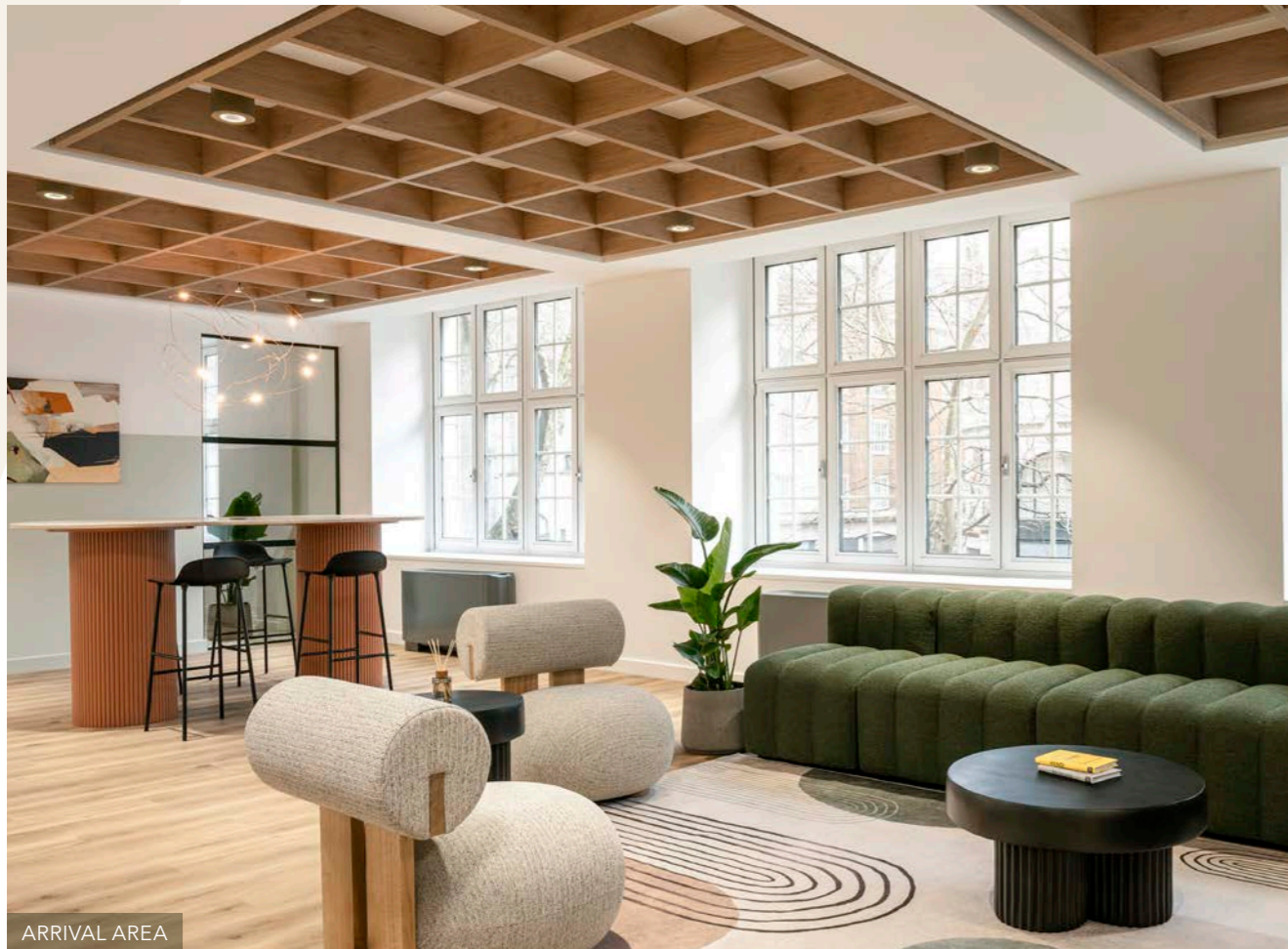
MALE AND FEMALE WCS ON EACH FLOOR



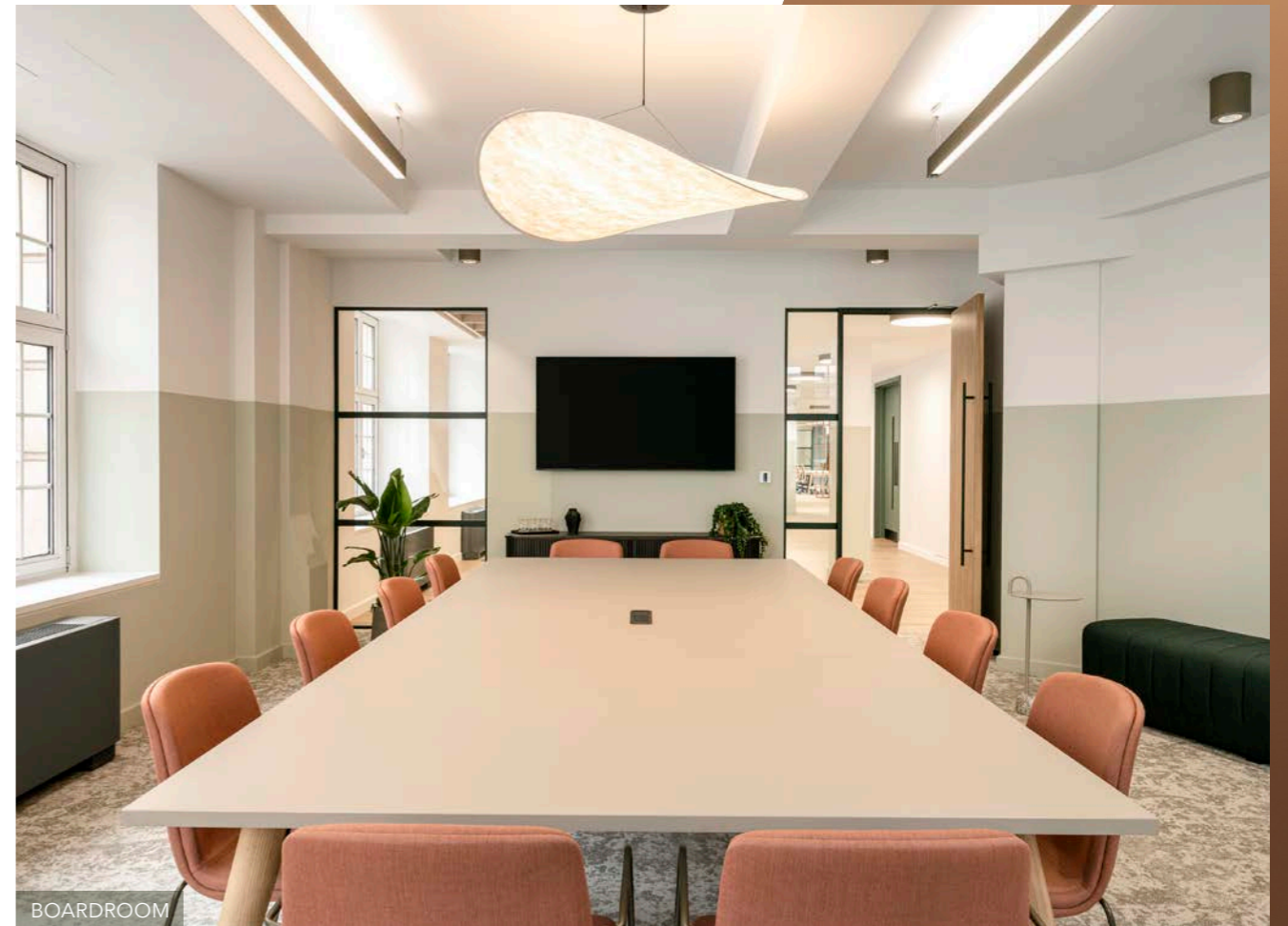
MANAGED SERVICES AVAILABLE ON REQUEST



EXCELLENT NATURAL LIGHT



ARRIVAL AREA



BOARDROOM



TEA/COFFEE POINT



TOUCHDOWN AREA

# Fully fitted, plug and play workspace

## First floor

**1:10 ratio**

5,349 sq ft / 497 sq m

### Schedule of accommodation

1200 x 800mm workstations (1:12 plan available providing 42 work stations)	48
2p zoom room	04
4p meeting room	01
6p meeting room	01
10p meeting room	01
12p boardroom	01
Comms room	01
Arrival	10
Collaboration areas	18
Tea/coffee point	02
Breakout	12
Print area	01
Coat/storage cupboards	02



# A wealth of amenities on your doorstep



REGENT'S PARK

WARREN STREET

EUSTON SQUARE

EUSTON SQUARE

SOHO

FITZROVIA

THE BRITISH MUSEUM

RUSSELL SQUARE

SEVEN DIALS

TOTTENHAM COURT ROAD

COVENT GARDEN

HOLBORN

ROYAL OPERA HOUSE

COVENT GARDEN

77 KINGSWAY

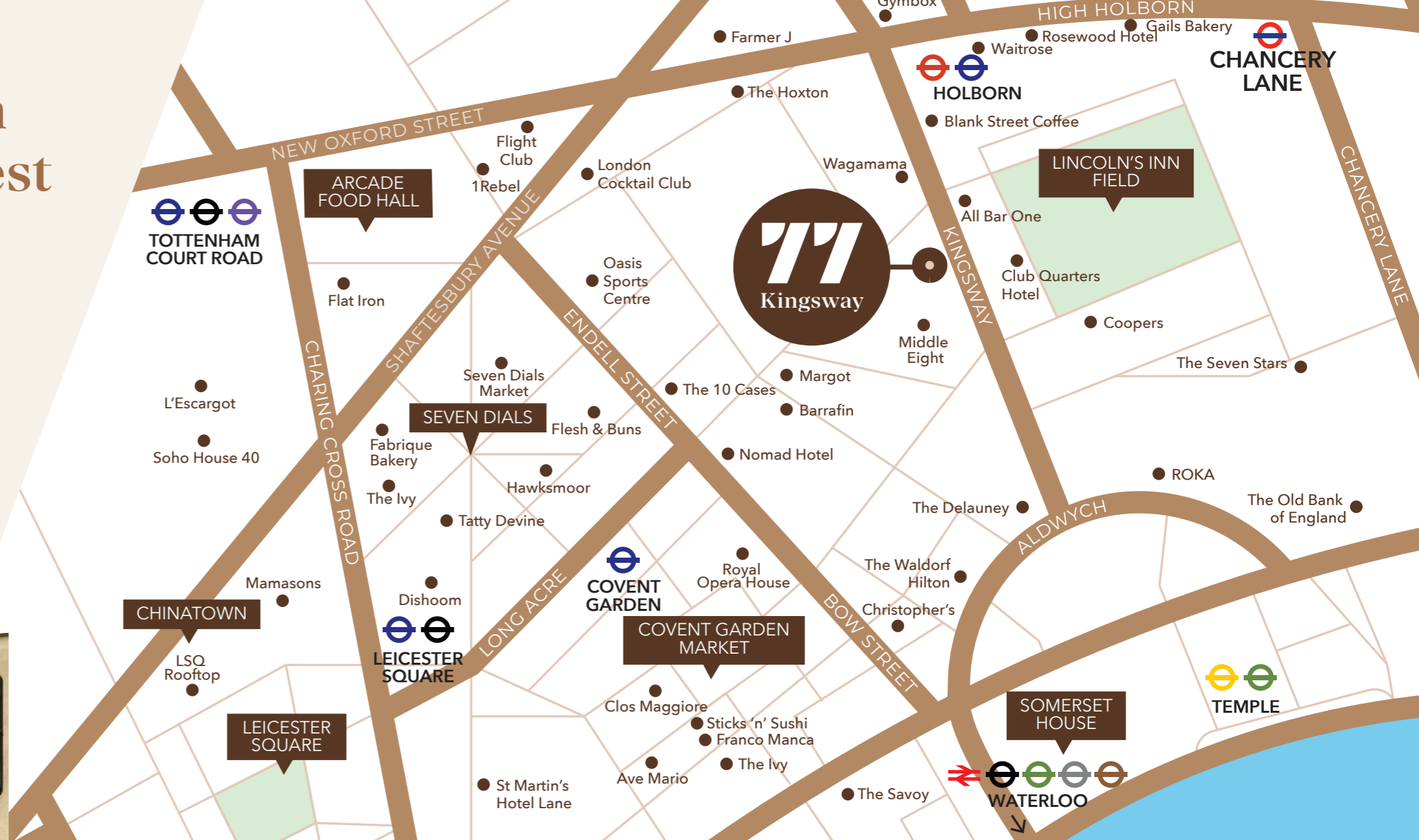
LINCOLN'S INN FIELD

ALDWYCH

# Where Covent Garden meets Holborn: the best of retail, culture and green space

Covent Garden is internationally famous for its abundance of shops, eateries, bars and culture.

For relaxation Lincoln's Inn Fields is on your doorstep and transport connectivity is second to none.





# Transport and connectivity

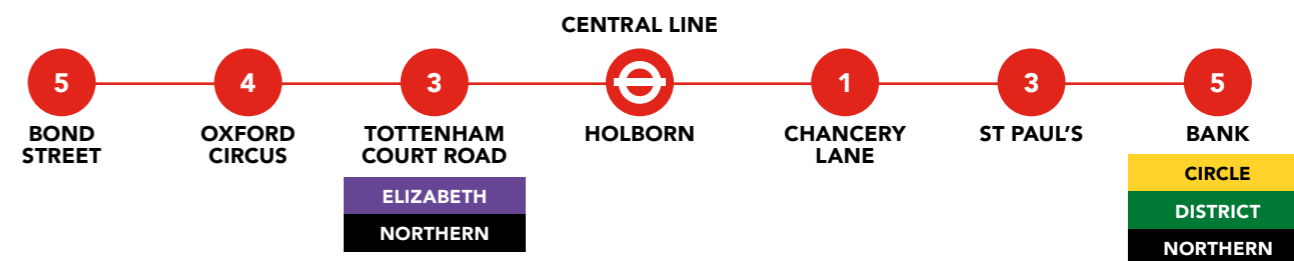
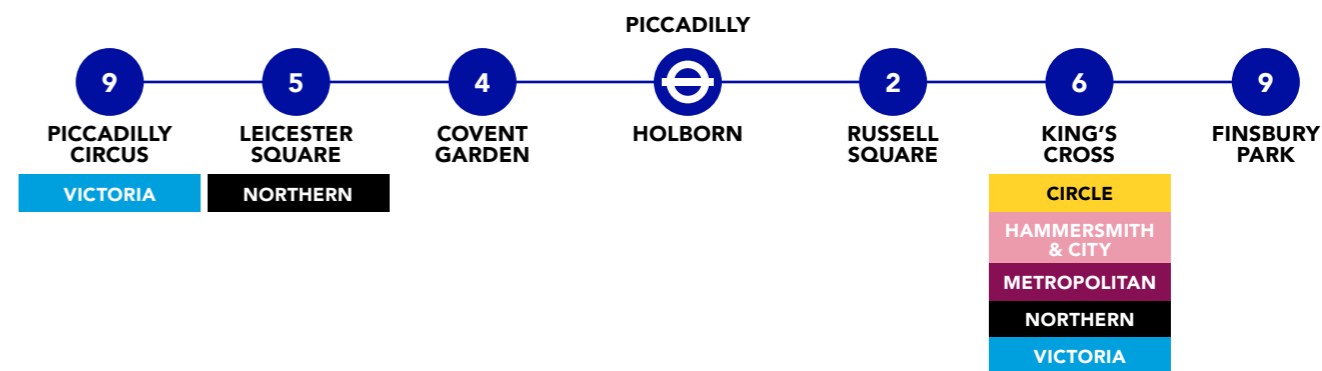
Getting around is easy from 77 Kingsway. The building is in the heart of London, making it easy to access all the capital has to offer on foot, bicycle or by public transport.



# Travelling to and from 77 Kingsway

Holborn underground station, on the Piccadilly and Central Lines, is just a 3-minute walk away, providing quick access to many of London's major destinations. By foot or cycle, Midtown's attractions and the Thames are close by. Regular buses link to mainline stations.

Approximate travel times in minutes provided below.





REFURBISHED RECEPTION (CGI)

Get in touch...

**RX**  
LONDON

**HANNAH BUXTON**  
T 020 7096 7050  
M 07976 747 569  
E hannah.buxton@rx.london

**JACK ROSE**  
T 020 7096 7050  
M 07590 814 753  
E jack.rose@rx.london

[www.rx.london](http://www.rx.london)

**Colliers**

**CHARLIE COLLINS**  
T 020 7344 6911  
M 07759 121247  
E charlie.collins@colliers.com

**ALEX KEMP**  
T 020 7487 1713  
M 07881 610 962  
E alex.kemp@colliers.com

[www.colliers.com](http://www.colliers.com)

[77kingsway.london](http://77kingsway.london)

 **Valeo Capital**

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