

Est. 1955

Tarn &Tarn

**113 KINGSWAY
HOLBORN
LONDON
WC2B 6PN**

**SELF CONTAINED
OFFICE BUILDING
THE HEART OF
HOLBORN
914 – 3,157 FT²**



DESCRIPTION

The available accommodation comprises a self-contained office building occupying the 1st, 2nd, and 3rd floors of this Regency-style commercial property. Each floor enjoys an abundance of natural light, passenger lift access ensuring full DDA compliance, WC facilities, and a kitchenette. Its prime location, directly opposite Holborn station, makes it an excellent choice for creative or professional businesses seeking a cost-effective rental option in the heart of Midtown, Central London.

Alternatively, individual office floors are available to let separately.

SUMMARY

- Directly Opposite the Holborn Underground Station
- Prime Location
- Passenger Lift
- 24/7 Self Contained Access
- Entry Phone System
- DDA Compliant
- WC Facility
- Kitchenette








LOCATION

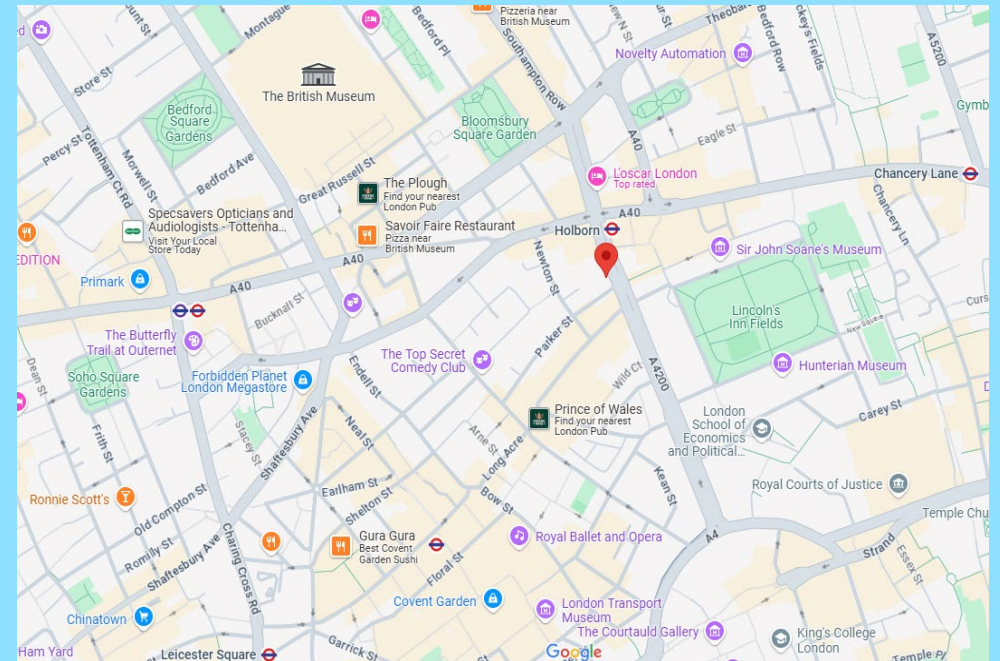
THE AREA

Located on the West side of Kingsway, adjacent to the Parker Street junction, this prime location offers a wide array of amenities ideal for modern office spaces. The area features a selection of supermarkets, fitness centres, clubs, and bars, complemented by popular dining and café options that foster work-life balance and create inviting spaces for client meetings. Holborn Station (Central and Piccadilly lines) is conveniently located directly across the street, while Covent Garden Station (Piccadilly line) is just a 7-minute walk away, providing excellent connectivity to the rest of Central and Greater London.



TRANSPORT

-  Holborn (1-minute walk) - **Central** and Picadilly Line
-  Covent Garden (7-minute walk) – Picadilly Line
-  Tottenham Court Road (11-minute walk) – Northern, **Central** and Elizabeth Line



ACCOMMODATION

UNITS	SQ FT	RENT (£ PSF)	SERVICE CHARGE	BUSINESS RATES	TOTAL YEAR
1 ST FLOOR	1,060				
2 ND FLOOR	1,068				
3 RD FLOOR	914				
TOTAL	3,157	£35	£6	TBA	£129,437

TERMS

A New FRI Lease to be contracted outside of the security and provisions of the Landlord and Tenant Act 1954.

BUILDING INSURANCE

TBA

VAT

Not Applicable

ANTI-MONEY LAUNDERING

In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 the Tenant will be required to comply with our Anti Money Laundering policy.

Further details on request.

LOCAL AUTHORITY

London Borough of Camden



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Tarn
&Tarn

VIEWINGS

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