



NINE KINGSWAY  
- LONDON WC2 -



Covent Garden Piazza

ST JAMES'S PARK

Temple Station

King's College London

Strand

Aldwych

London School of Economics

LINCOLN'





Regent Street

Oxford Street

British Museum

HYDE PARK

Tottenham Court Road

Covent Garden Station

Holborn Station

INN FIELDS

Kingsway

High Holborn

# IN THE HEART OF LONDON'S MIDTOWN, APPEALING TO A DIVERSE RANGE OF OCCUPIERS

## LOCATION

Kingsway is one of Midtown's arterial roads running north-south linking High Holborn to the north with Strand to the south via Aldwych, and forms the boundary between Covent Garden and Midtown. Kingsway was originally laid out in 1905 and has retained many of its original buildings of various neo-classical and neo-Baroque styles.

Midtown's strategic location, equidistant between core West End and City markets, has made it the office destination of choice for many occupiers. Its proximity to the world renowned retail and leisure provision offered in Covent Garden provides unrivalled amenity whilst affordable rents relative to core West End and City markets have significantly increased its desirability to office occupiers.

Midtown has traditionally been an office location favoured by the legal profession due to its proximity to the Royal Courts of Justice, the Inner Temple, Lincoln's Inn Fields and the Old Bailey. However over the past 10 years the location has been transformed through a number of high profile developments including New Street Square, Mid City Place, Central St Giles, the Chancery Court Hotel, Marconi House and the Aldwych Quarter. These high profile developments have provided Grade A office and residential accommodation, along with an upmarket hotel, retail and restaurant provision. This transformation of the area has attracted a varied base of high profile occupiers to the area, such as Amazon, Google, Skype and Twitter.

The location is home to a number of world renowned educational establishments, including the London School of Economics (LSE) University, who have been expanding both their occupation in the locality via acquisitions of new sites and developing existing sites - the most recently completed building is the Saw See Hock Student Centre. LSE's main campus is immediately opposite, whilst King's College London has recently acquired 300,000 sq ft of space within the Aldwych Quarter, immediately to the south east, and plans to redevelop and upgrade their existing campus nearby.





LOCAL OCCUPIERS

OFFICE OCCUPIERS

- |  |  |
|--|--|
| 1. Coutts  | 13. European Capital                       |
| 2. Google/Mindshare<br>Media/NBC Universal       | 14. Virgin Media                           |
| 3. Greenhill Capital UK Ltd                      | 15. Automotive Association<br>Developments |
| 4. CVC Capital Partners                          | 16. Adecco                                 |
| 5. Tate & Lyle/Quilter/<br>John Laing Plc/Uniqlo | 17. Tishman Speyer                         |
| 6. Michael Kors                                  | 18. Mitsubishi/Davis<br>Langdon LLP        |
| 7. London School of<br>Economics                 | 19. Hage Associates                        |
| 8. Pearson                                       | 20. Mishcon De Reya                        |
| 9. Dreamworks                                    | 21. Bird & Bird                            |
| 10. Brand Me                                     | 22. King's College London                  |
| 11. Prophet                                      | 23. Deloitte                               |
| 12. Bulletproof                                  | 24. Saatchi & Saatchi                      |

RETAILERS

- |                 |                   |
|-----------------|-------------------|
| 25. Paul Smith  | 30. Nike          |
| 26. Waterstones | 31. Reiss         |
| 27. North Face  | 32. Cycle Surgery |
| 28. Burberry    | 33. Boots         |
| 29. Ted Baker   | 34. Sainsbury's   |

RESTAURANTS

- |                            |                    |
|----------------------------|--------------------|
| 35. The Ivy                | 40. Hush           |
| 36. Rules                  | 41. Hubbard & Bell |
| 37. The Delaunay           | 42. Balthazar      |
| 38. ROKA                   | 43. Clos Maggiore  |
| 39. Simpsons in the Strand | 44. Gaucho         |

HOTELS

- |                 |                           |
|-----------------|---------------------------|
| 45. The Waldorf | 48. St Martins Lane Hotel |
| 46. The Savoy   | 49. Rosewood London       |
| 47. One Aldwych | 50. The Hoxton            |







## SITUATION

The Property is prominently situated at the southern end of Kingsway, on its western side close to its junction with Aldwych. The area has excellent transport links and is home to a vibrant mix of occupiers from the legal, accountancy, professional, financial, media, education and public sectors. Local occupiers include Google, the London School of Economics, Babson Capital, Tate & Lyle, Mishcon De Reya, Mitsubishi and the BBC.

As well as being a prime residential destination, Covent Garden also benefits from a variety of internationally recognised restaurants and hotels including The Ivy, Rules, The Waldorf, The Savoy, One Aldwych and St Martins Lane Hotel, in addition to famous theatres, including the Royal Opera House, Theatre Royal and the Lyceum.

Kingsway itself offers a wide selection of retail amenities and restaurants servicing the rapidly expanding occupier base. National retailers on Kingsway include Sainsbury's, Boots, Pret a Manger, Café Rouge and Starbucks whilst restaurants in the immediate vicinity include the highly respected Delaunay, ROKA, Simpsons in the Strand, Hush and Hubbard & Bell.



# EXCELLENT TRANSPORT LINKS CLOSE TO HOLBORN COVENT GARDEN UNDERGROUND STATIONS

## CONNECTIVITY

Kingsway benefits from excellent communication links being situated equidistant between the West End and the City. High Holborn to the north and Strand to the south provide the two key east-west access routes between the West End and City across London.

Holborn (Central & Piccadilly lines), Covent Garden (Piccadilly line), Temple (District & Circle lines), Charing Cross (Northern & Bakerloo lines & National Rail) and Blackfriars (District & Circle lines & National Rail) stations are all within walking distance.

### The Garden Bridge

The Garden Bridge designed by Thomas Heatherwick, will link the Southbank and Embankment via a 10 minute walk. Approved in 2014 by Westminster and Lambeth County Councils, The Garden Bridge is a proposed new pedestrian crossing over the River Thames which would run from the roof of Temple tube station on the north bank of the River Thames to Queen's Walk by the London Studios on the south bank. It will be 366 metres long and 30 metres across at its widest point. The bridge would feature an abundance of plants, trees, shrubs and wild flowers.

With completion estimated in 2018, The Garden Bridge will further open communication links to Waterloo (Underground and National Rail Services).



BLACKFRIARS — 1 min

CHARING CROSS — 8 mins

WATERLOO — 10 mins

CITY THAMESLINK — 12 mins



OXFORD CIRCUS — 3 mins

KING'S CROSS ST PANCRAS — 3 mins

BANK — 5 mins

VICTORIA — 7 mins



CITY — 30 mins

HEATHROW — 38 mins

GATWICK — 45 mins

STANSTED — 58 mins

Source: Transport for London (from nearest underground station)



### Crossrail

Transport infrastructure in the area is set to improve further as a result of a major £1 billion investment into a new London Underground and Crossrail station at nearby Tottenham Court Road which is due to be completed in 2016. Crossrail itself is due to open in 2018 and will offer high frequency direct train services across the capital and to Heathrow International Airport.

Estimated Crossrail journey times from Tottenham Court Road:

Bond Street	→	2 minutes
Farringdon	→	2 minutes
Paddington	→	4 minutes
Liverpool Street	→	4 minutes
Canary Wharf	→	11 minutes
Heathrow	→	28 minutes

Further information is available at [www.crossrail.co.uk](http://www.crossrail.co.uk).

### Holborn Station Improvements

Holborn London Underground Station serves approximately 35 million passenger movements a year. Transport for London plans to increase capacity of Holborn Station and ensure that the station can fully support the benefits of the Piccadilly line modernisation. By 2022, a new interchange link and a re-modelled ticket hall will reduce journey times, boost capacity and make the station step free. Highway improvement works to the central reservation and street furniture of Kingsway are also improving the aesthetics of Kingsway itself.

Crossrail route







View from the seventh floor





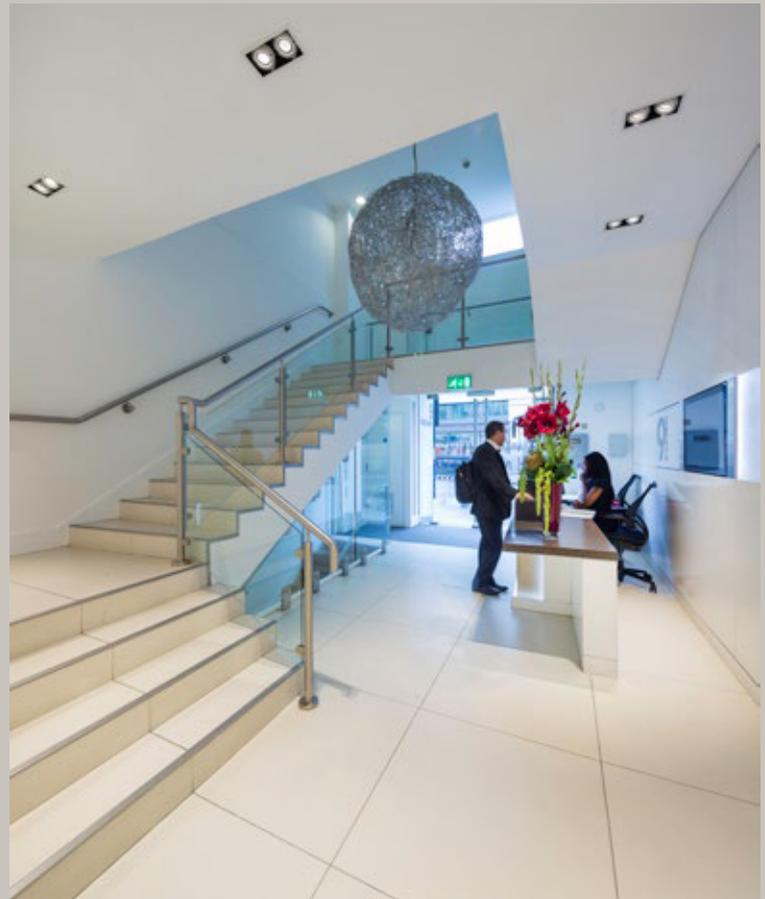
## DESCRIPTION

Nine Kingsway was built in the 1920s and provides 37,456 sq ft of modern flexible office and retail accommodation arranged over lower ground, ground and eight upper floors behind a period façade.

The building comprises 35,035 sq ft of highly specified Grade A office accommodation arranged over lower ground, ground and eight upper floors. The flexible open-plan floor plates range between 1,621 sq ft and 3,820 sq ft and benefit from excellent natural light, ideal for the local tenant base.

Behind the period façade, the building comprises a prominent reception and contemporary office space with views south across Aldwych. The office floors have been subject to a programme of rolling refurbishment since 2005 including more recent upgrades to the mechanical and electrical services.

At ground floor level, the building provides two well configured prominent retail units totalling 2,421 sq ft with significant frontage to Kingsway.



## OFFICE SPECIFICATION

The property has undergone a rolling refurbishment since 2005 with the most recent refurbishment taking place on the 4th - 6th floors in 2013 and the 7th floor in 2015. The current specification of the building includes;

- > Newly refurbished reception
- > VRV air-conditioning system
- > Fully accessed raised floors
- > Mix of metal-tiled suspended ceilings and exposed ceilings
- > Disabled WCs on each floor
- > Shower and cycle facilities
- > Two 8-person passenger lifts
- > Generous floor to ceiling heights throughout the building





Seventh floor - leased Sept 2015



## ACCOMMODATION

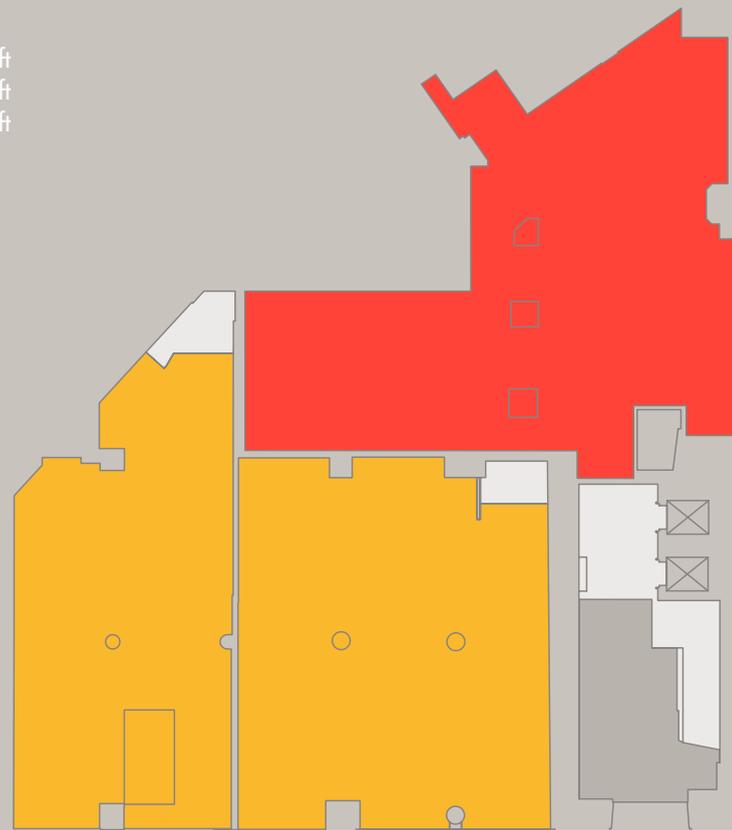
The property has been measured by Plowman Craven Associates in accordance with the RICS Code of Measuring Practice (Sixth Edition).

Floor	Use	sq ft	sq m
Eight	Office	2,751	255.6
Seventh	Office	3,364	312.5
Sixth	Office	3,705	344.2
Fifth	Office	3,763	349.6
Fourth	Office	3,820	354.9
Third	Office	3,810	354.0
Second	Office	3,762	349.5
First	Office	3,712	344.9
Ground	Office	1,621	150.6
Ground	Reception	248	23.0
Lower Ground	Office	3,779	351.1
Basement	Storage	700*	65.0
<b>Office Total</b>		<b>35,035</b>	<b>3,255.0</b>
Ground	Retail Unit 7A	1,102	102.4
	(ITZA)	744	69.1
Ground	Retail Unit 7B	1,319	122.6
	(ITZA)	989	91.9
<b>Retail Total</b>		<b>2,421</b>	<b>225.0</b>
<b>TOTAL</b>		<b>37,456</b>	<b>3,480.0</b>

\*Basement storage has not been measured by Plowman & Craven.

### Ground floor plan

- Office - 1,621 sq ft
- Retail - 2,421 sq ft
- Reception - 248 sq ft

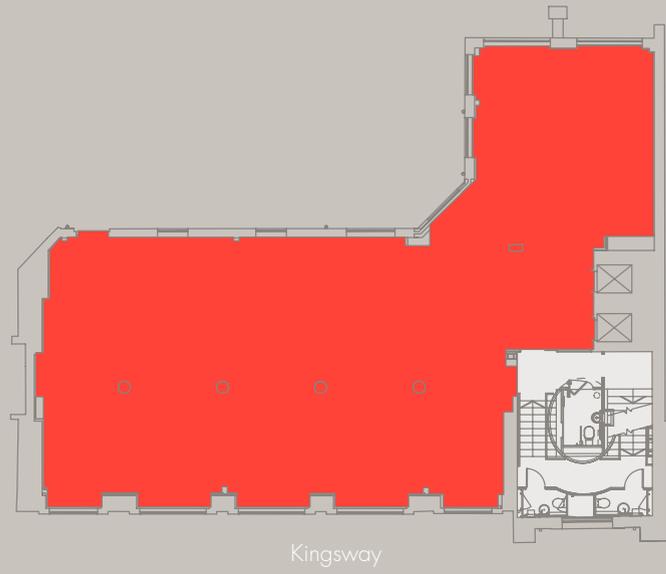


Kingsway

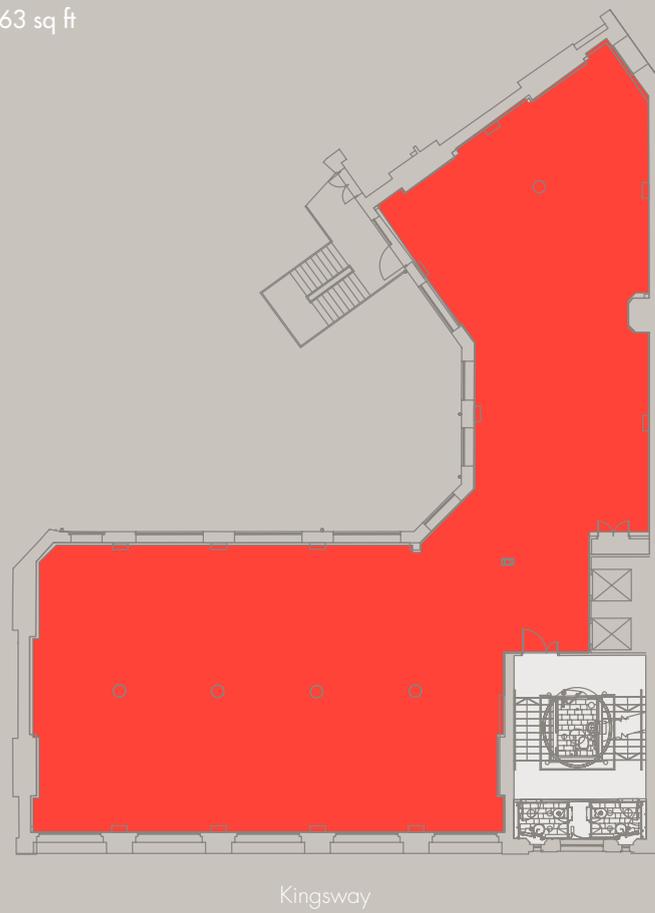
Eighth floor plan - 2,751 sq ft



Not to scale



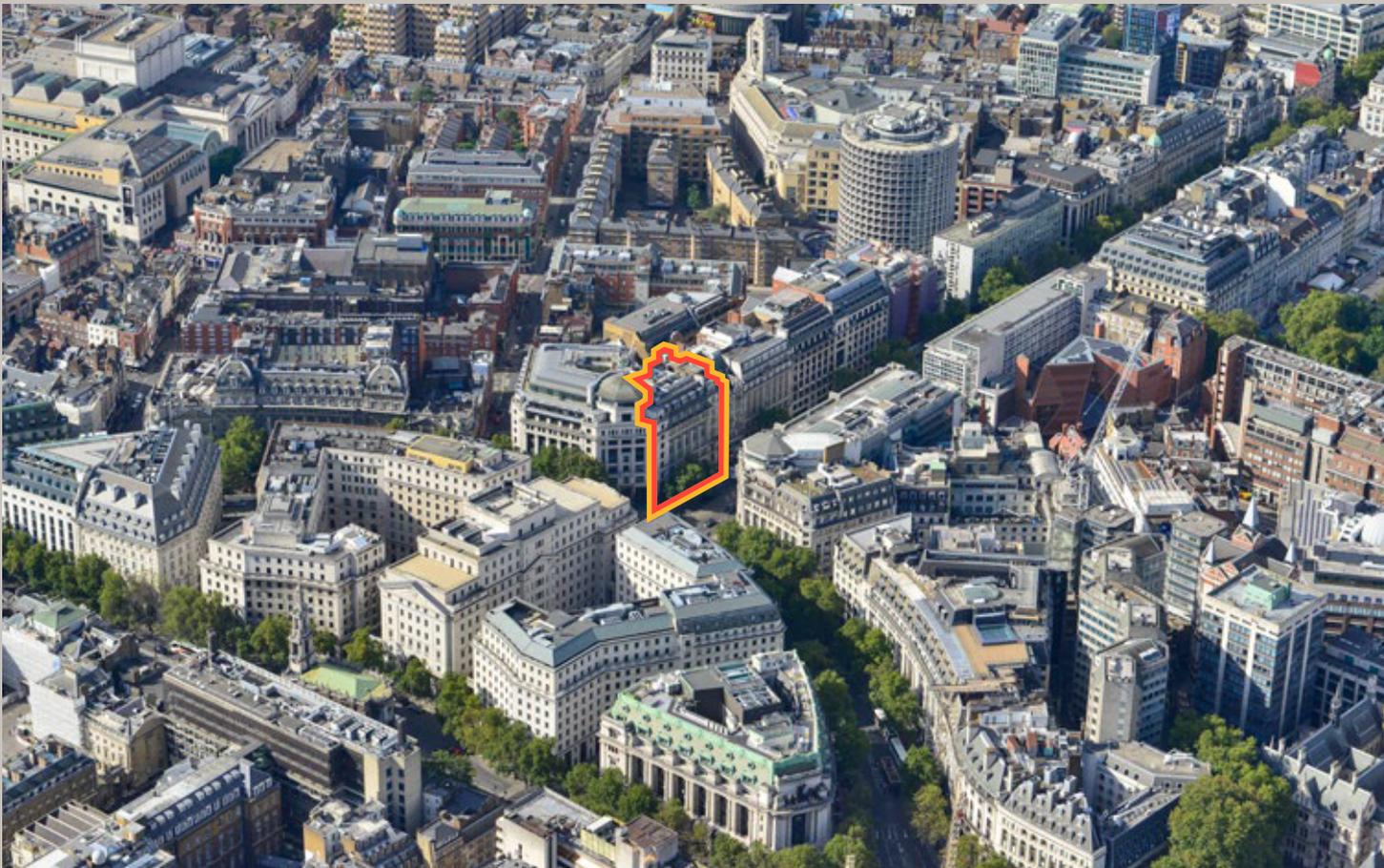
Fifth floor plan - 3,763 sq ft





## TENURE

The property is held freehold under title number NGL 727303.







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REAL ESTATE