
CRAVEN HOUSE

NEWLY REFURBISHED
FULLY-FITTED OFFICE SPACE

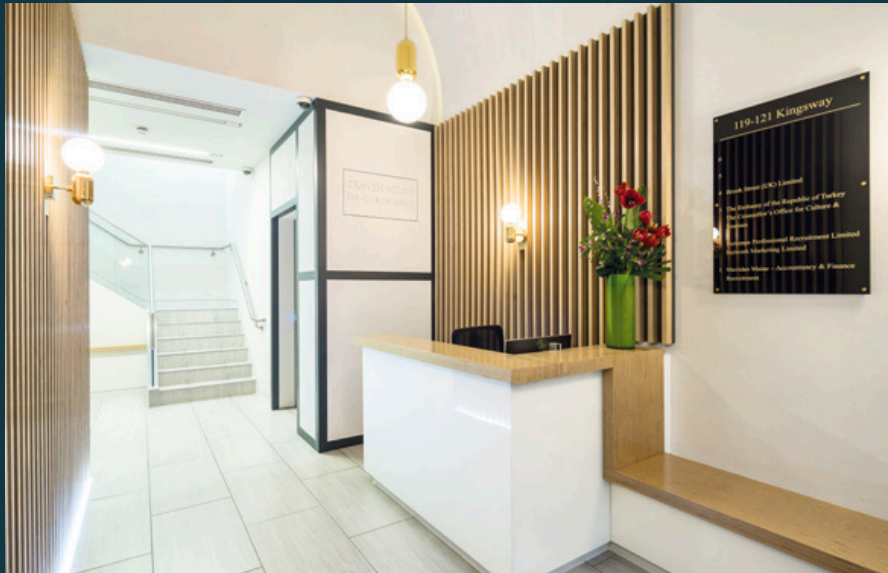
READY Q2 2022

121 KINGSWAY LONDON WC2

OCCUPYING A PROMINENT POSITION ON KINGSWAY AND SET BEHIND A SPECTACULAR PERIOD FACADE, CRAVEN HOUSE OFFERS NEWLY REFURBISHED, FULLY FITTED, PLUG & PLAY OFFICE SPACE.

The building totals 21,558 sq. ft. with available accommodation over the 1st, 2nd and 5th floors.

Floor sizes range from 2,400 - 2,700 sq ft, each offering a mix of dedicated work zones, internal meeting rooms, collaboration spaces and breakout areas.





LOCATED OPPOSITE HOLBORN STATION, SURROUNDED BY A COMPREHENSIVE AND DIVERSE MIX OF AMENITY.

The building is well positioned amongst boutique hotels, artisan coffee houses and bustling bars. Green spaces are easily accessible with Lincoln's Inn Fields and Bloomsbury Square nearby, plus multiple transport connections are within a short walk.

FULLY FURNISHED, PLUG
& PLAY WORKSPACE READY
FOR OCCUPATION IN
Q2 2022



CGI depicts first floor office workspace. *For indicative purposes only

INCLUDING DEDICATED AV
WORK LOUNGES & MEETING /
COLLABORATION ZONES



CGI depicts first floor office AV work lounge & meeting area. *For indicative purposes only



THOUGHTFULLY DESIGNED
OFFICES, SUITABLE FOR
A VARIETY OF OCCUPIERS



FULLY
FURNISHED



PLUG & PLAY



DOUBLE HEIGHT
RECEPTION



SHOWER, CHANGING
FACILITIES & LOCKERS



LIFT



EPC B RATING



VRF AIR
CONDITIONING



FULLY ACCESSIBLE
RAISED FLOORS



BIKE RACKS



DEDICATED MALE
AND FEMALE WCs



COMMISSIONAIRE



MEETING ROOMS

CGI depicts first floor office 1:1 work lounge & quiet area. *For indicative purposes only

1ST FLOOR – CAT A+ PLUG & PLAY

LEGEND

- 01 CHECK IN/ RECEPTION
- 02 PRINT AREA
- 03 CLOAK CUPBOARDS
- 04 LOCKERS/JOINERY
- 05 JOINERY STORAGE SHELVES
- 06 MAIN WORKSPACE
- 07 FOCUS ZONE
- 08 KITCHEN
- 09 1:1 WORK LOUNGE
- 10 AV WORK LOUNGE
- 11 ENCLOSED AV MEETING WITH BENCHES
- 12 CALL CHAIR
- 13 ENCLOSED AV MEETING WITH CRESCENT TABLE



KINGSWAY

07

SQ FT	RENT (PER SQ FT)	SERVICE CHARGE (PER SQ FT)	RATES (PER SQ FT)	NUMBER OF DESKS	TOTAL COST (PER DESK PCM)	TOTAL COST (PER PCM)	TOTAL COSTS (PER ANNUM)
2,643	£65	£9.70	£22	24	£887	£21,298	£255,578

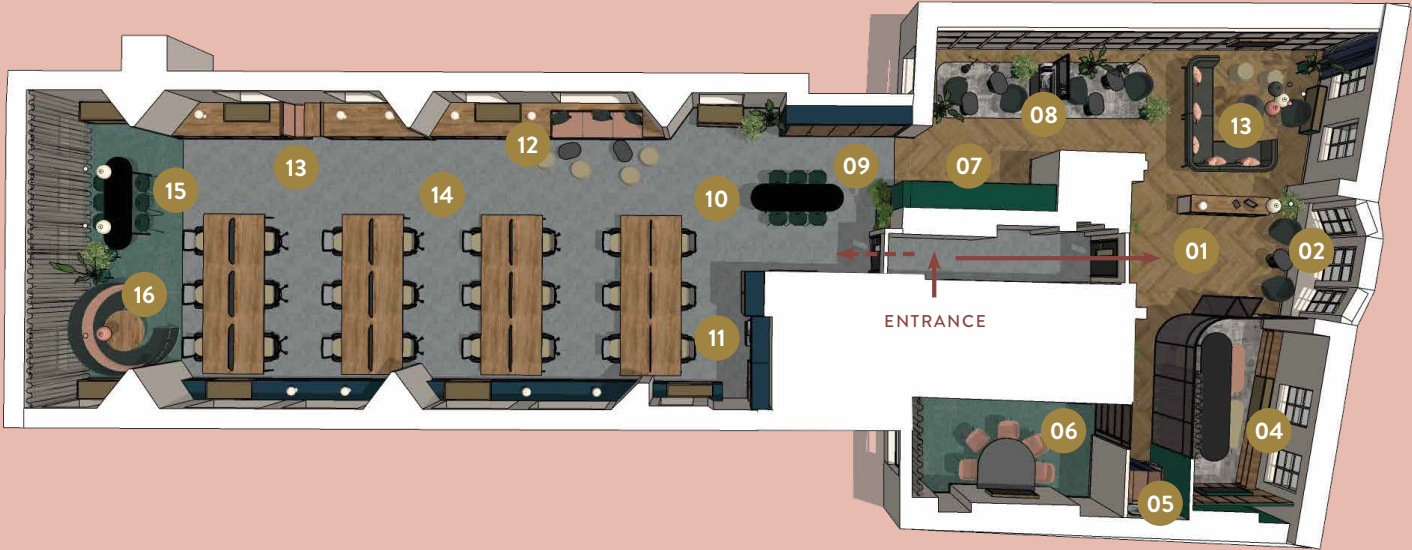


Plan not to scale, for indicative purposes only.

2ND FLOOR – CAT A+ PLUG & PLAY

LEGEND

- 01 CHECK IN/ RECEPTION
- 02 1:1 WINDOW SEATS/WAITING AREA
- 03 AV WORK LOUNGE
- 04 ENCLOSED AV MEETING WITH BENCHES
- 05 2 PERSON TEAMS MEETING SETTING
- 06 ENCLOSED AV MEETING
- 07 KITCHEN
- 08 1:1 WORK LOUNGE
- 09 CLOAK CUPBOARDS
- 10 POSEUR HEIGHT MEETING
- 11 PRINT AREA
- 12 WINDOW SEAT
- 13 FOCUS SEAT
- 14 MAIN WORKSPACE
- 15 POSEUR HEIGHT MEETING
- 16 INFORMAL CIRCULAR COLLABORATION BOOTH



KINGSWAY

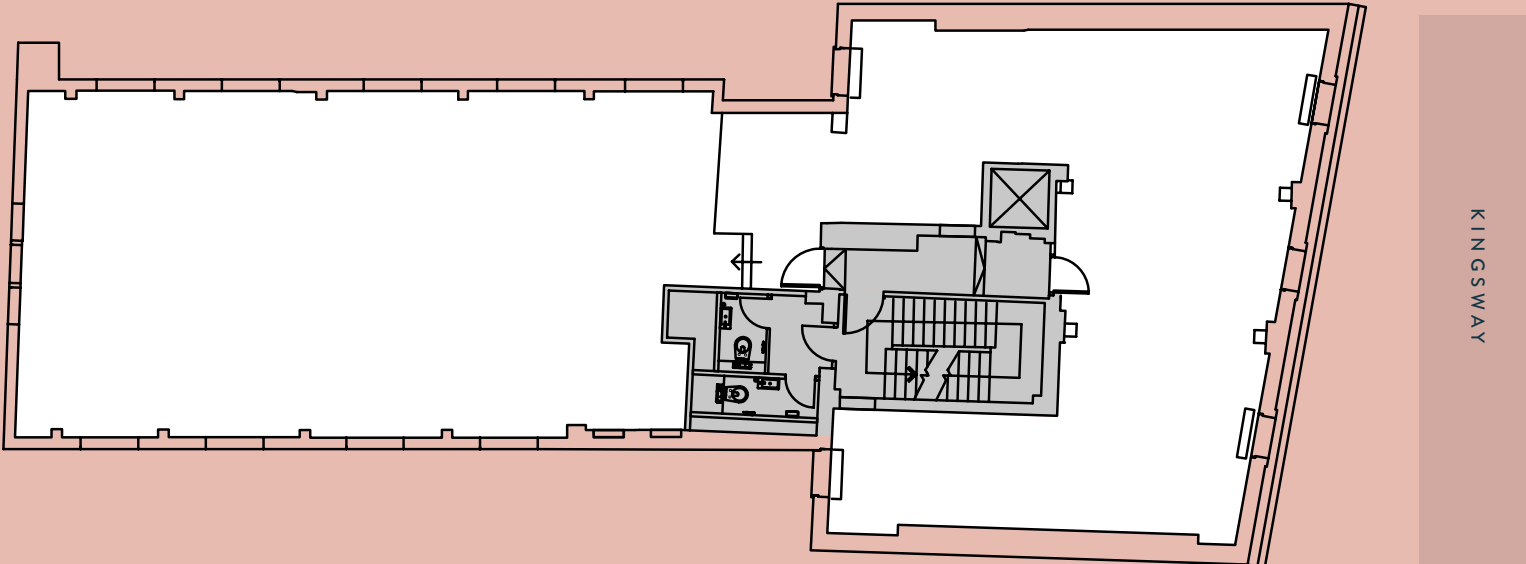
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SQ FT	RENT (PER SQ FT)	SERVICE CHARGE (PER SQ FT)	RATES (PER SQ FT)	NUMBER OF DESKS	TOTAL COST (PER DESK PCM)	TOTAL COST (PER PCM)	TOTAL COSTS (PER ANNUM)
2,700	£65	£9.70	£22	24	£906	£21,758	£261,090




Plan not to scale, for indicative purposes only.

5TH FLOOR – CAT A FIT-OUT



SQ FT	RENT (PER SQ FT)	SERVICE CHARGE (PER SQ FT)	RATES (PER SQ FT)	TOTAL COST (PER PCM)	TOTAL COSTS (PER ANNUM)
2,414	£60	£9.70	£22	£18,447	£221,364

 Plan not to scale, for indicative purposes only.

FOR FURTHER
INFORMATION OR TO
ARRANGE A VIEWING,
PLEASE CONTACT:



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