



# THE CRAVEN

121 KINGSWAY, WC2

[thecraven.london](http://thecraven.london)



Fully fitted and blank canvas workspaces ranging from 2,400 - 2,650 sq ft

# CONTEMPORARY REFINEMENT



Occupying a prominent position on Kingsway behind a striking period façade, The Craven offers newly refurbished fully fitted or CAT A, blank canvas workspace.

The building offers private workspace floors of c.2,500 sq ft. All available immediately, with the fully fitted floors offering a mix of dedicated work zones, meeting rooms, collaboration spaces, breakout and dining areas. The blank canvas 5th floor offers a chance to design your own workspace, with a turnkey solution available upon request.

FLOOR	SPECIFICATION	AVAILABILITY	SQ FT	SQ M
5th	CAT A	Available	2,414	224.3
4th	CAT A+	Available	2,517	233.8
3rd	CAT A+	Available	2,592	240.8
1st	CAT A+	From July 2026	2,643	245.5



# BUILDING AMENITY



Smart entrance hall



Shower, changing facilities & lockers



Bike racks



Dedicated male and female WCs



Passenger lift



EPC C rating



# WORKSPACE SPECIFICATION



Fully furnished



Plug & play



On floor meeting rooms



VRF air conditioning



LED lighting



Fibre network

# 3RD FLOOR

CAT A+ | 2,592 SQ FT | 240.8 SQ M

The 3rd floor is available fully fitted & furnished with elegant, contemporary interior design.

There are 26 desks, 14 hot desks, 3 breakout areas, one 4-person meeting room, one 12-person boardroom and a kitchenette and dining space.

3D WALKTHROUGH





KINGSWAY



3D WALKTHROUGH



# 3RD FLOOR

CAT A+ | 2,592 SQ FT | 240.8 SQ M

26 desks | 14 hot desks | 3 breakout areas | 1 x 4-person meeting room | 1 x 12-person boardroom | 1 kitchenette & dining space



# 4TH FLOOR

CAT A+ | 2,517 SQ FT | 233.8 SQ M

The 4th floor is available fully fitted and furnished with stylish and contemporary furniture.

There are 24 desks, 10 hot desks, 3 breakout areas, one 6-person meeting room and one 14-person boardroom together with a kitchenette and dining space.

3D WALKTHROUGH







3D WALKTHROUGH 

# 4TH FLOOR

CAT A+ | 2,517 SQ FT | 233.8 SQ M

24 desks | 10 hot desks | 3 breakout areas | 1 x 6-person meeting room | 1 x 14-person boardroom | 1 kitchenette & dining space



# 5TH FLOOR

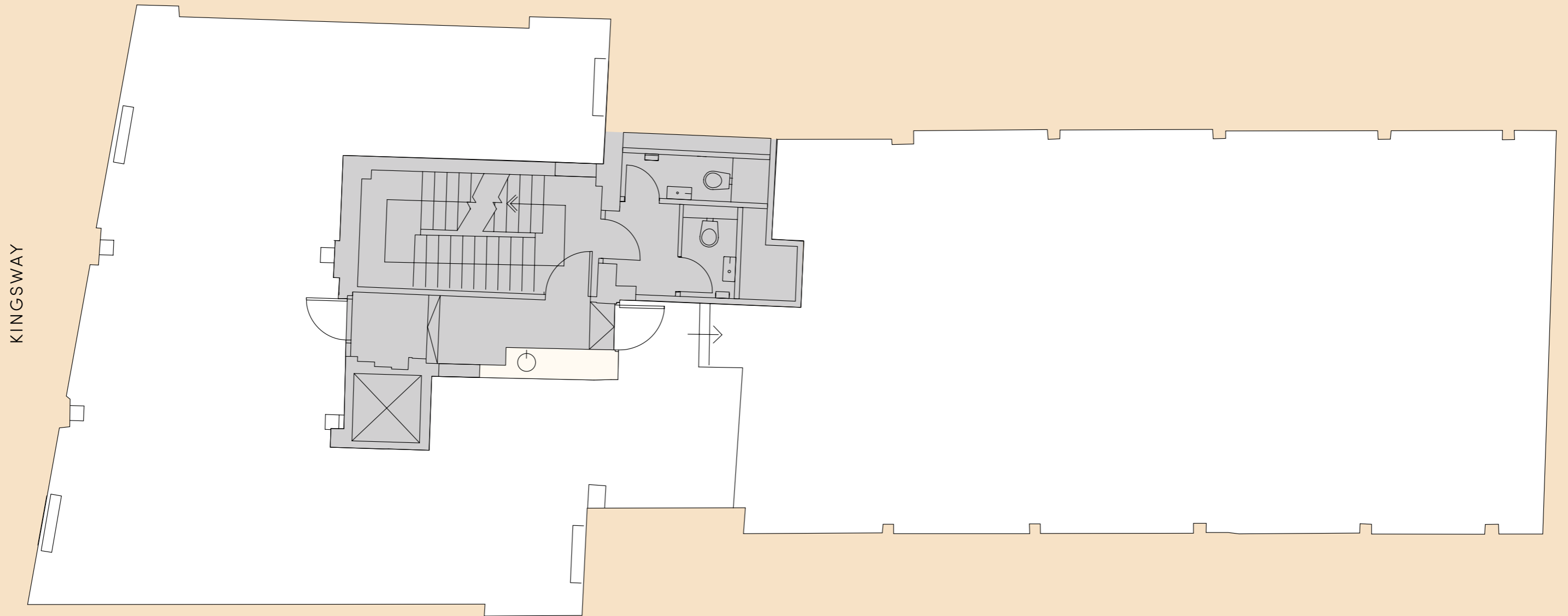
CAT A | 2,414 SQ FT | 224.3 SQ M

The 5th Floor is available in CAT A condition and is a blank canvas workspace for an occupier to make their own. A full turnkey fitted solution is available upon request.



# 5TH FLOOR

CAT A | 2,414 SQ FT | 224.3 SQ M





# VIBRANT HOLBORN

Located in the heart of Holborn just a 2 minute walk from the underground station, The Craven benefits from superb connectivity and a buzzing atmosphere. The building is surrounded by excellent restaurants, cafes and hotels while green space can be enjoyed in nearby Lincoln's Inn Fields.



Lamb's Conduit Street



Lincoln's Inn Fields



Seven Dials Market



## RESTAURANTS

1. The Bountiful Cow
2. Coco di Mama
3. Farmer J
4. Papa Noodle
5. Colonel Saab
6. TAS
7. Bloomsbury Street Kitchen
8. Parsons
9. Seven Dials Market
10. Oriole
11. Paul Hamlyn Hall
12. Balthazar
13. The Delaunay
14. Penelope's
15. Shoryu
16. Barrafinna
17. TOWN
18. 42 Holborn
19. 180 Corner
20. Brasserie Blanc
21. Cigalon
22. MCR Restaurant and Bar
23. Swiss Butter
24. Antalya
25. Plan Burrito
26. Atrium Bar & Restaurant
27. Chuan Young
28. Noble Rot
29. Honey & Co.
30. Kitchen Theory
31. La Cucina Di Daffy 2
32. The Sushi Co
33. Kintan Japanese BBQ
34. ROKA
35. Honest Burgers
36. Bank Restaurant
37. Guido's
38. Wasabi

## BARS

1. Lockes
2. The Escapologist
3. Dovetail
4. Amano
5. The 10 Cases
6. Scarfes
7. The Gin Bar at Holborn Dining Room
8. Davys Wine Bar
9. The Seven Stars

## RETAIL

1. Neal's Yard
2. St Martin's Courtyard
3. Apple
4. Bucherer
5. Penhaligon's
6. Aram
7. London Silver Vaults
8. Charles Tyrwhitt
9. Moss Bros
10. Koti
11. Present & Correct
12. Organic Botanist
13. Wildy & Sons
14. Folk

## CAFES

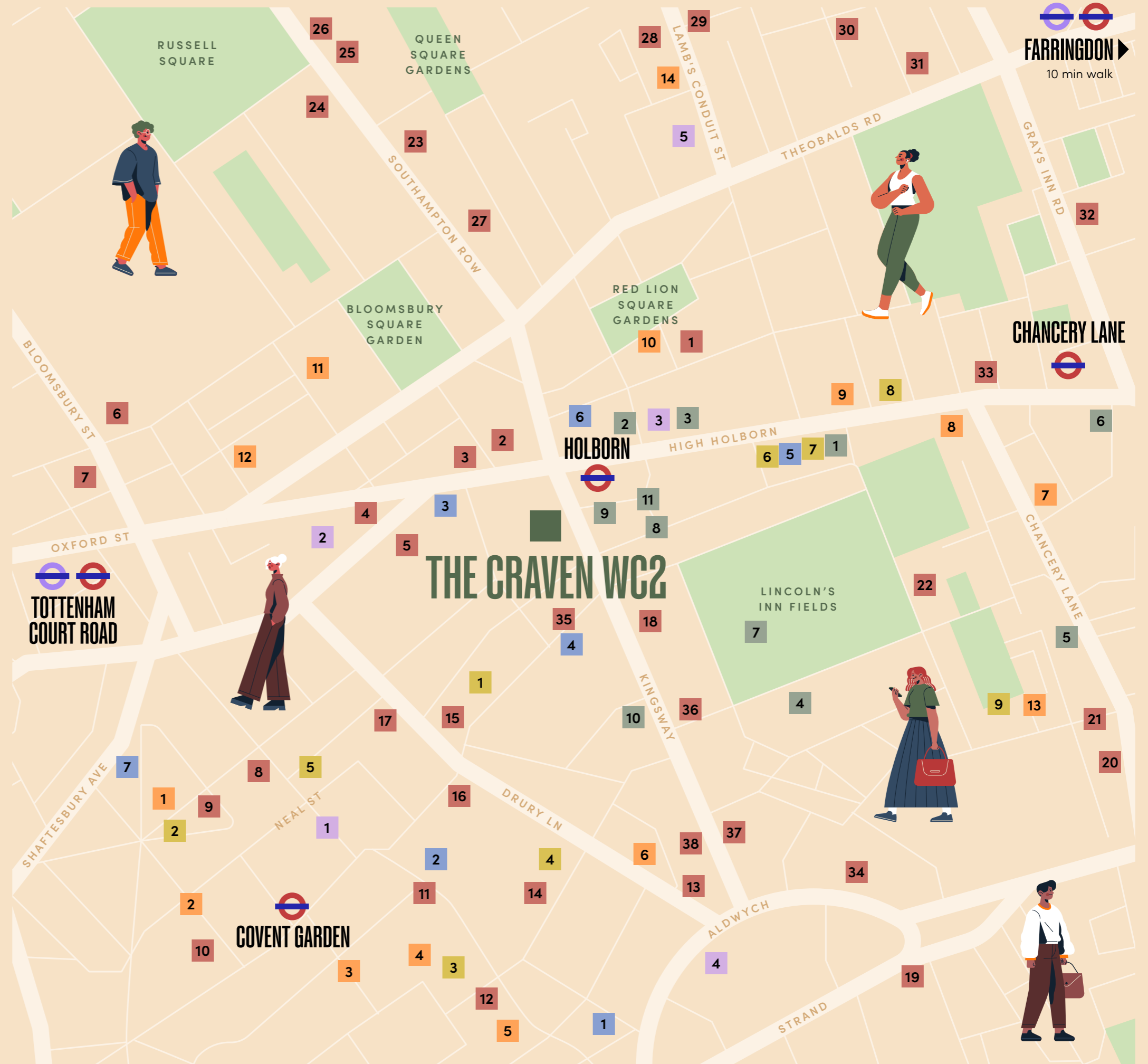
1. Gail's
2. Easy Bees
3. The Roasting Plant
4. Beaver's Brew
5. Chancery Press
6. Brew Garden
7. Pear Tree Cafe
8. Redemption Roasters
9. Blank Street Coffee
10. SONTAG
11. Nine Bars Coffee

## HOTELS

1. One Aldwych
2. NoMad
3. The Hoxton
4. Middle Eight
5. Rosewood
6. L'oscar
7. Covent Garden Hotel

## GYMS

1. Nuffield Health
2. 1Rebel
3. Gymbox
4. King's Sport
5. PureGym





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Marketing: [Stuart.Chapman.Design](#)