

OKEAN OSTREET

PREMIUM WAREHOUSE
OFFICE SPACE



PREMIUM WAREHOUSE STYLE OFFICE SPACE IN COVENT GARDEN

Tucked away in Covent Garden, 8 Kean Street offers unique charm and character. The transformed building provides a blend of fully-fitted and open plan, Grade A office accommodation benefiting from a spacious entrance and contemporary end of journey facilities including showers, lockers and cycle storage. Designed for modern working, all office floors offer a plethora of natural light and generous ceiling heights.



CHARACTERFUL WAREHOUSE SPACE ADAPTED FOR MODERN DAY WORKING

INNOVATIVE AND VERSATILE WORKSPACES WITH INDUSTRIAL STYLE

04

CGI - 4th floor arrival area

Raised floors and exposed ceilings provide a sleek, industrial aesthetic, blending modern design with character. The open layout is designed for collaboration, while large windows bring in abundant natural light, creating a bright and inspiring workspace.



CGI - 4th floor boardroom



CGI - 4th floor workstations

SPECIFICATION

8 Kean Street offers exceptional amenities, including a bespoke, manned reception with a polished concrete floor, combining style and functionality. End-of-journey facilities include premium cycle storage, showers and lockers, ensuring comfort and convenience.

**8 KEAN STREET
PROVIDES EXCEPTIONAL
TENANT AMENITIES
TAILORED FOR MODERN
WORKSPACES.**



Spacious entrance
with commissioner



New VRF
air-conditioning
system



New LED lighting
throughout



Excellent natural
light



Fully fitted and
furnished



2 x 6 person
passenger lifts



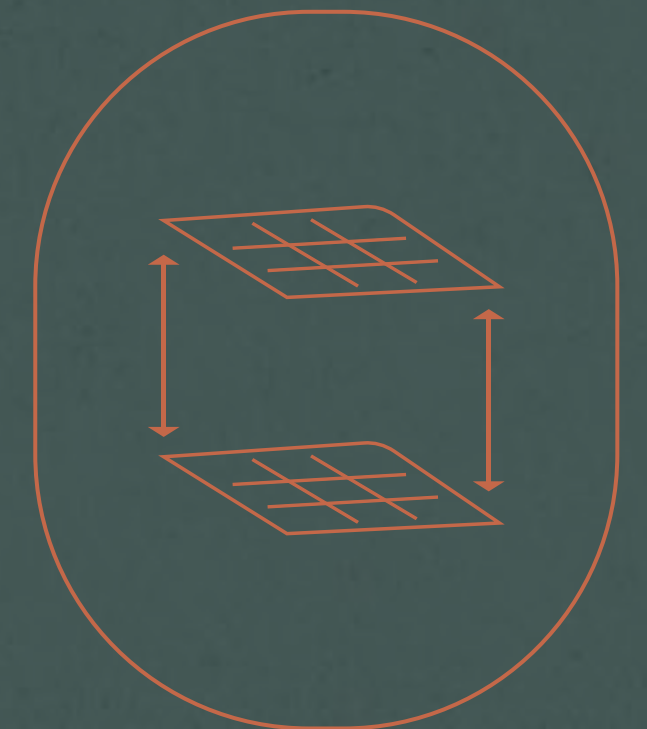
54 bicycle spaces



6 showers with
lockers and a
drying room



Contemporary
WCs with high
quality finishes



Office ceiling heights in
excess of 2.9 metres.

AVAILABILITY

A variety of fully fitted and work ready offices alongside open plan Cat A specifications are available.

5TH FLOOR

Kean Street side:

CAT A - 2,637 sq ft (245 sq m)*

Kingsway side:

CAT B - 2,830 sq ft (263 sq m)*

4TH FLOOR

CAT B - 5,477 sq ft (509 sq m)*

3RD FLOOR

Let

2ND FLOOR

CAT A - 5,371 sq ft (499 sq m)*

1ST FLOOR

Let

GRD FLOOR

Let

*Provisional floor areas to be confirmed on completion of works.

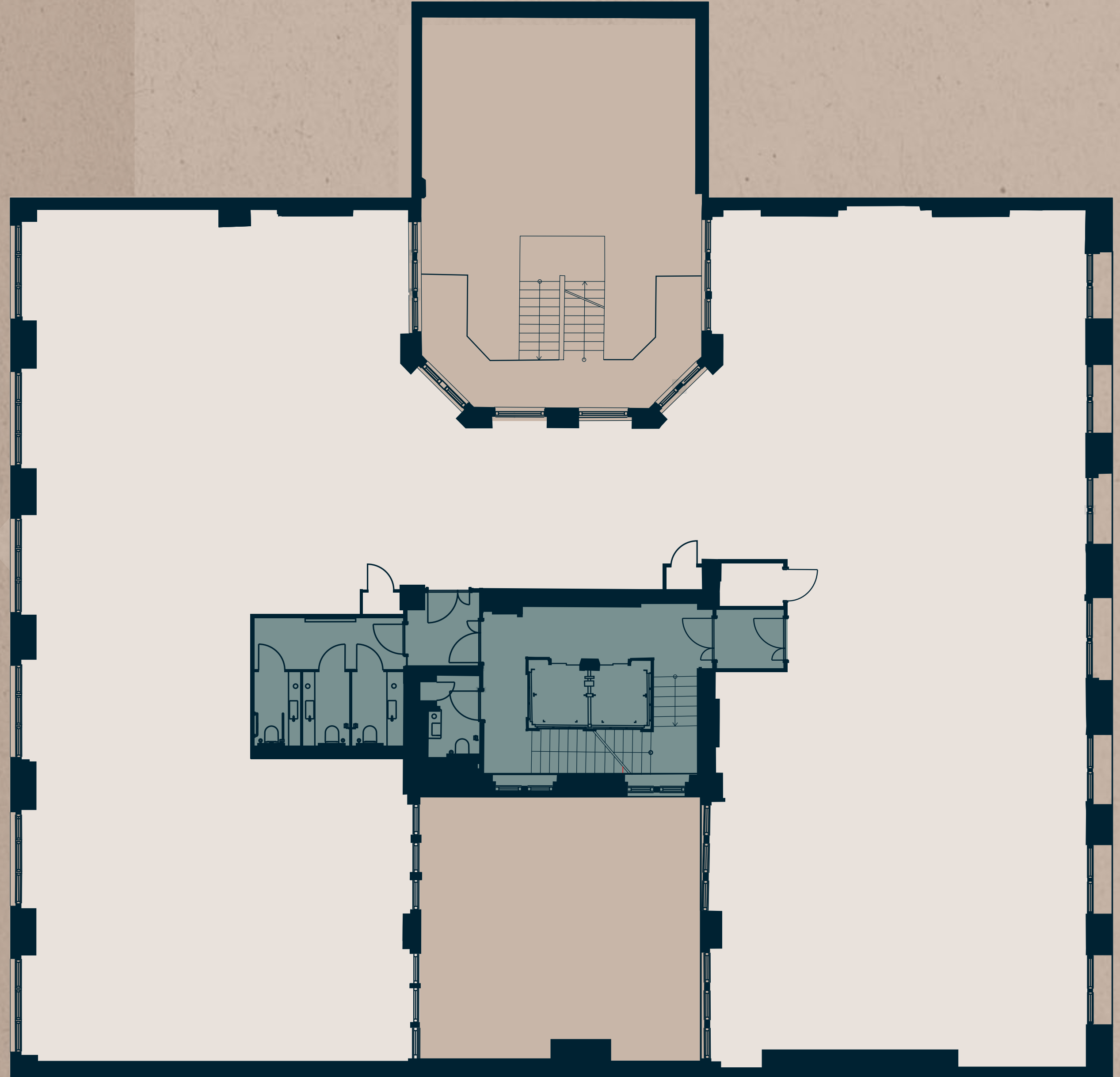


2ND FLOOR

Approx area: 5,371 sq ft (499 sq m)
CAT A

Key
 Office
 Core

KEAN STREET



KINGSWAY

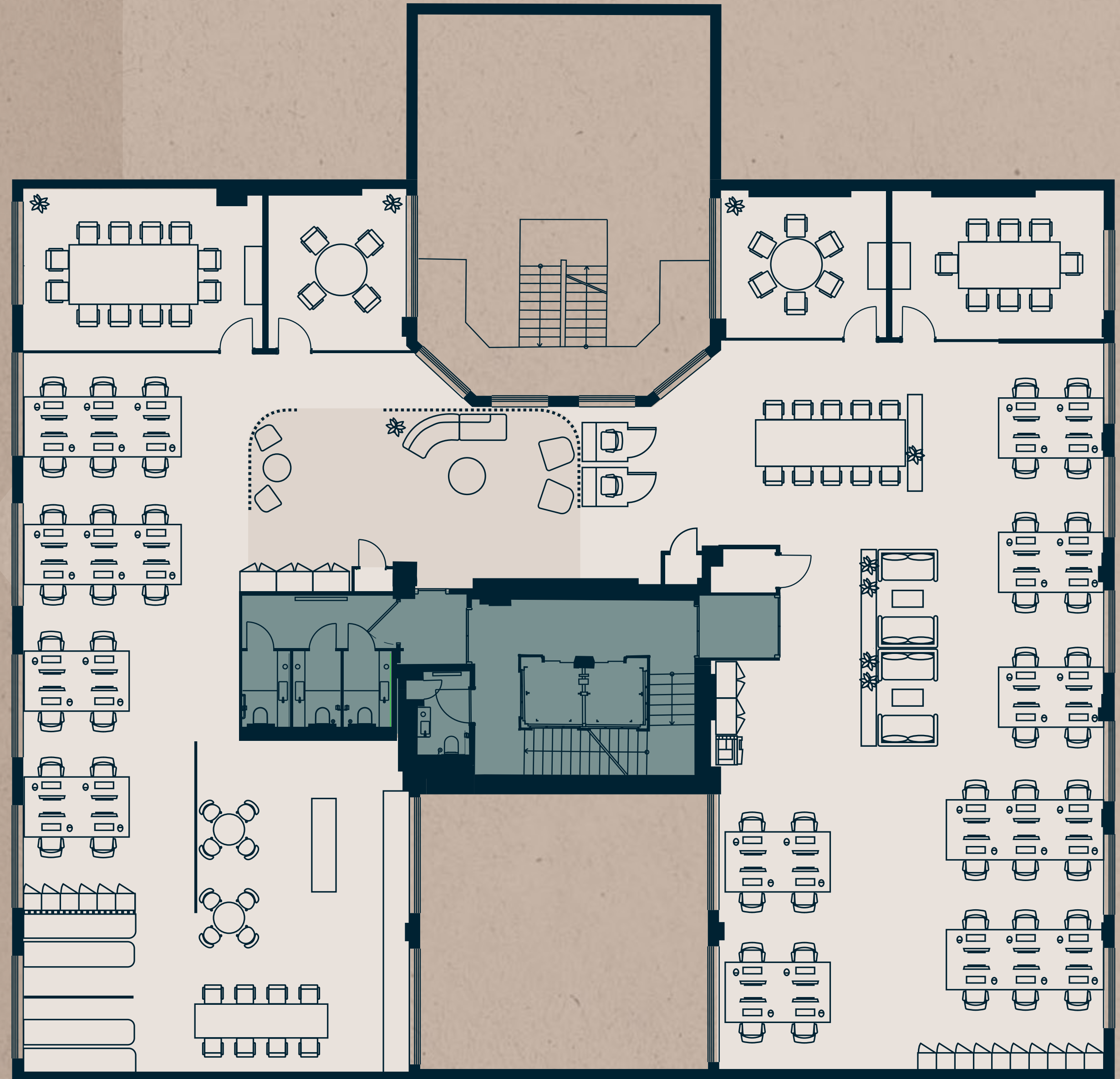
4TH FLOOR

Approx area: 5,477 sq ft (509 sq m)
CAT B

- 52 x open plan desks
- 18 x hot-desks
- 1 x boardroom - 12 person
- 1 x meeting room - 8 person
- 1 x meeting room - 6 person
- 1 x meeting room - 4 person
- Comms room
- 2 x private booths
- Kitchen/breakout

Key
Office
Core

KEAN STREET



KINGSWAY

5TH FLOOR (PART)

Kean Street side:

Approx area: 2,637 sq ft (245 sq m)

CAT A

Kingsway side:

Approx area: 2,830 sq ft (263 sq m)

CAT B

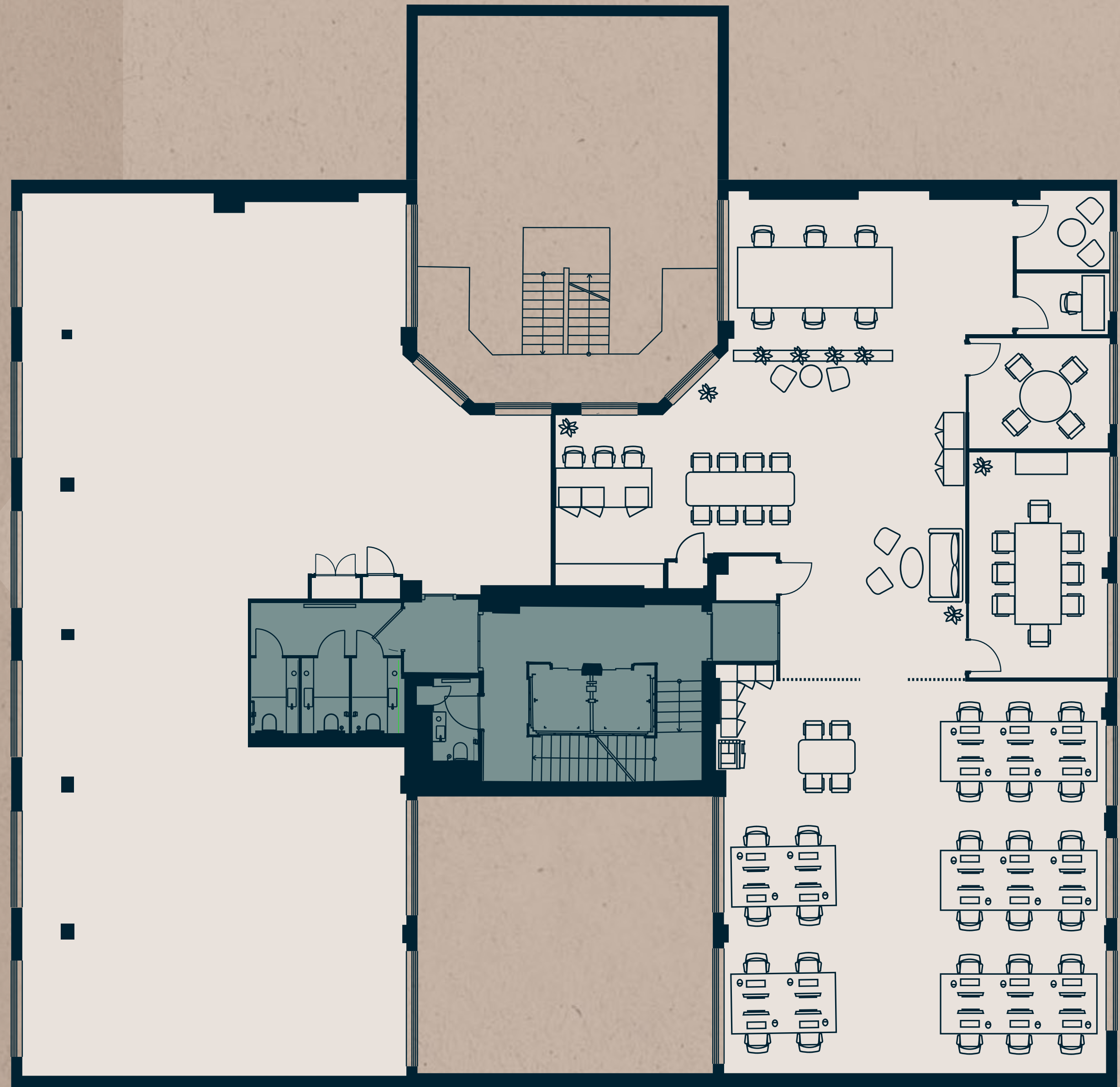
- 26 x open plan desks
- 18 x hot-desks
- Lounge
- 1 x boardroom - 8 person
- 1 x meeting room - 4 person
- Comms room
- 2 x private booths
- Kitchen/breakout

Key

Office

Core

KEAN STREET



COVENT GARDEN

SOMETHING FOR EVERYONE





COVENT GARDEN HAS BLOOMED INTO A TRUE LIFESTYLE DESTINATION

Covent Garden is one of London's most historic areas with a world-class reputation for its culture, restaurants and entertainment. From the prestigious Royal Opera House, to the flagship stores, to the beautiful Piazza itself, Covent Garden has something for everyone.



COVENT GARDEN, THE BEATING HEART OF LONDON

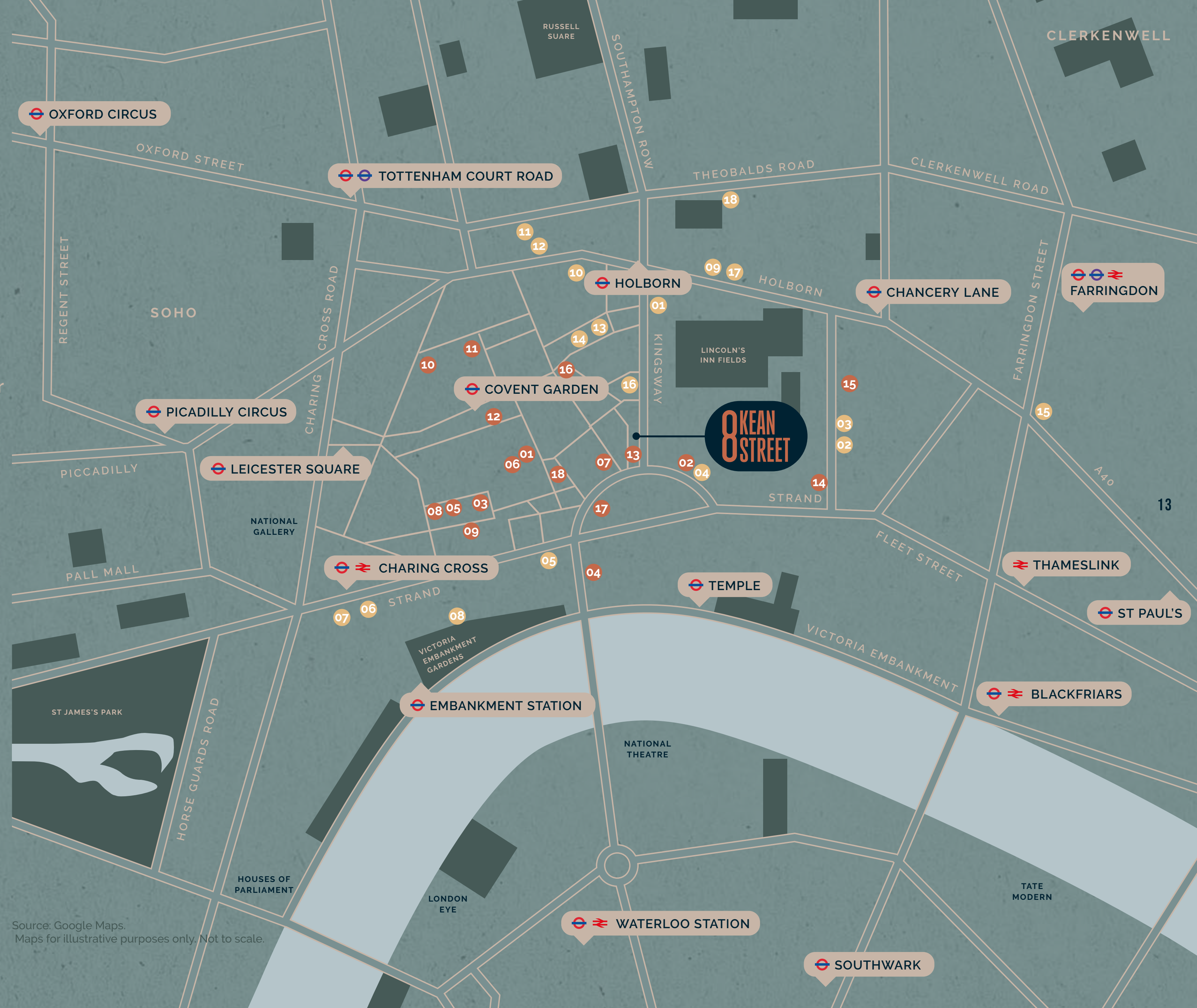
Covent Garden is awash with activity and energy. The restaurants, bars, theatres, shops and hotels are minutes away. It is without doubt one of the most exciting locations for businesses that want the very best for their clients and staff.

LOCAL OCCUPIERS

- 01 Mishcon de Reya
- 02 Framestore
- 03 Publicis
- 04 Wasserman Media Group
- 05 CVC Capital Partners
- 06 Conde Nast
- 07 Bain & Co
- 08 Spotify
- 09 Verizon
- 10 Twitch
- 11 McKinsey & Company
- 12 Rothesay Life
- 13 Blick Rothenberg
- 14 Fladgate
- 15 Amazon
- 16 Ascential
- 17 Mitsubishi
- 18 Industrial Light & Magic

RESTAURANTS & BARS

- 01 Sushi Samba
- 02 Roka
- 03 The Ivy Grill
- 04 Spring at Somerset House
- 05 Sticks'n'Sushi
- 06 Balthazar
- 07 Champagne and Fromage
- 08 Flat Iron
- 09 Polpo Covent Garden
- 10 Dishoom
- 11 Hawksmoor
- 12 Busaba
- 13 The Delaunay
- 14 Gaucho
- 15 The Pregnant Man
- 16 Barrafinna
- 17 Radio Rooftop Bar
- 18 Opera Tavern



Source: Google Maps.
Maps for illustrative purposes only. Not to scale.

CONVENIENT & CONNECTED, TRAVEL MADE SIMPLE

A short walk to Covent Garden station on the Piccadilly Line provides direct access to all of London. Mainline stations like Charing Cross and Waterloo offer convenient connections to destinations across the city and beyond.

WALKING TIMES FROM 8 KEAN STREET

HOLBORN STATION	3 MINS
COVENT GARDEN MARKET	5 MINS
TEMPLE	5 MINS
COVENT GARDEN STATION	6 MINS
SEVEN DIALS	10 MINS
TOTTENHAM COURT RD STATION	14 MINS
TRAFALGAR SQUARE	14 MINS
OXFORD STREET	14 MINS



8 KEAN 0 STREET

8keanstreet.co.uk

allsop

Harry Theakston

+44 (0) 20 7543 6842

harry.theakston@allsop.co.uk

Richard Townsend

+44 (0) 20 7543 6718

richard.townsend@allsop.co.uk

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