



61

ALDWYCH

KEY FEATURES



PROMINENT POSITION ON CORNER OF ALDWYCH AND KINGSWAY

HOLBORN, STRAND AND COVENT GARDEN ARE ALL WITHIN 5 MINUTES' WALK

36,993 SQ FT OF FULLY REFURBISHED OFFICE ACCOMMODATION AVAILABLE NOW AND A FURTHER 56,263 SQ FT TO BECOME AVAILABLE IN 2020

DUAL ENTRANCES TO THE BUILDING OFF ALDWYCH AND KINGSWAY

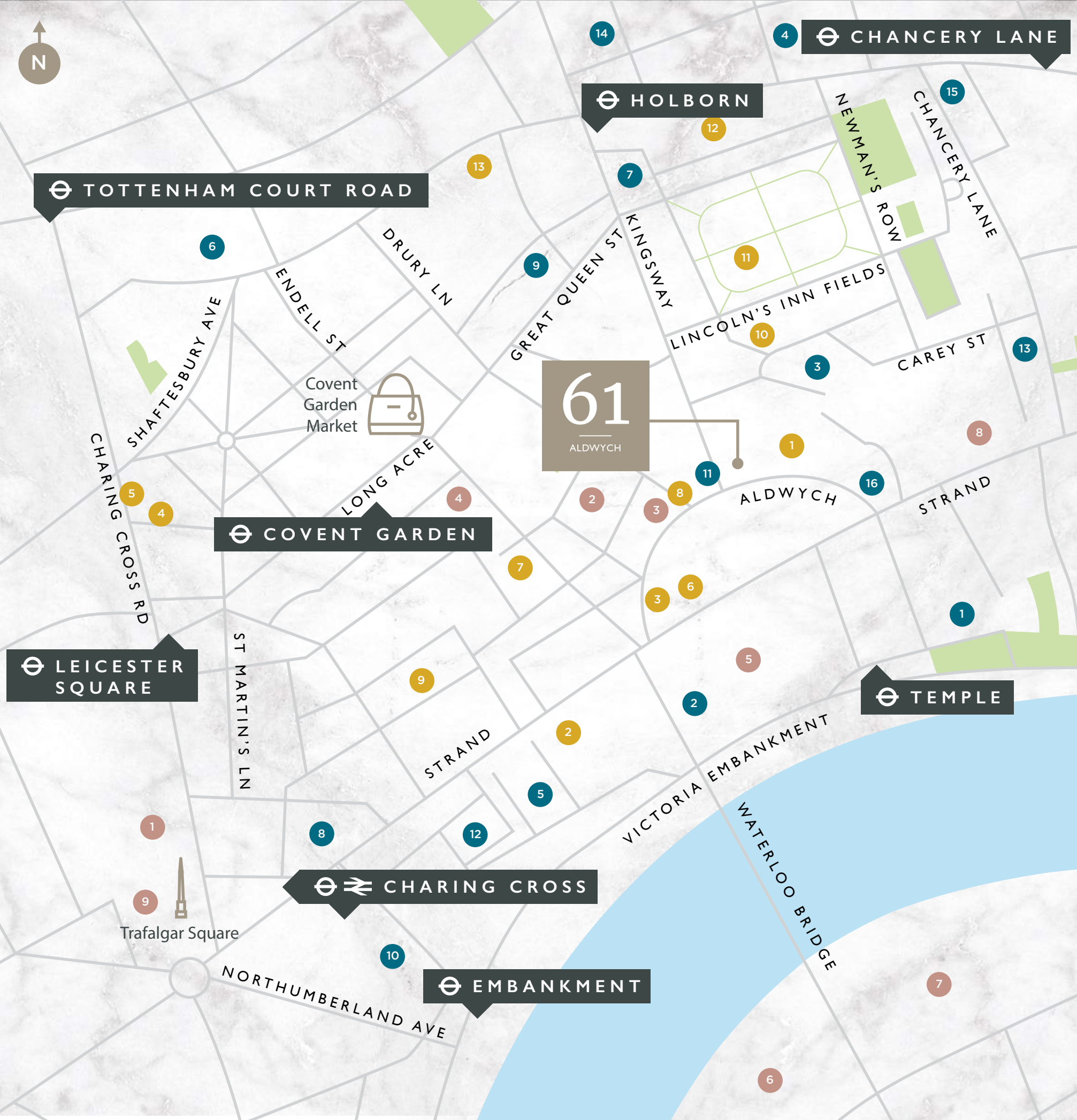


HOLBORN

COVENT GARDEN

14 KINGSWAY

TEMPLE



LOCAL AMENITIES

OCCUPIERS

- 1

British American Tobacco
- 2

BUPA
- 3

LSE
- 4

Mitsubishi
- 5

Shell
- 6

Google
- 7

Mishcon De Reya
- 8

Coutts

9

Fladgates

10

PWC

11

Tate & Lyle

12

ACCA

13

Law Society

14

Reed

15

WSP

16

Covington and Burlington

RESTAURANTS

- 1

Roka
- 2

The Savoy
- 3

STK
- 4

L'Atelier
- 5

The Ivy
- 6

Radio Rooftop Bar
- 7

Balthazar

8

The Delauney

9

Rules

10

Coopers

11

Fields Bar & Kitchen

12

Mirror Room and Holborn Dining Room

13

Chicken Shop & Hubbard and Bell at The Hoxton

LEISURE & CULTURE

- 1

National Gallery
- 2

Theatre Royal
- 3

Aldwych Theatre
- 4

Royal Opera House
- 5

Somerset House

6

Royal Festival Hall

7

National Theatre

8

Royal Courts of Justice

9

Trafalgar Square

STAY CONNECTED

STATION	WALKING TIME
Holborn	6 mins
Temple	8 mins
Covent Garden	9 mins
Leicester Square	12 mins
Charing Cross	12 mins
Embankment	12 mins
Chancery Lane	13 mins
Tottenham Court Road	15 mins

THE LOCATION

The building benefits from an excellent location on the corner of Aldwych and Kingsway, which links High Holborn to the north and Strand to the south. The building is within a short walking distance of a number of underground stations, as well as Charing Cross and Waterloo which provide numerous mainline rail connections.



EVERYTHING YOU
NEED IS RIGHT ON
YOUR DOORSTEP.



THE BUILDING



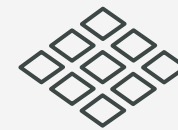
61 Aldwych benefits from a prominent position on Kingsway and Aldwych. The building is spread over basement, ground and nine upper floors. The building benefits from two entrances, the main reception which is directly off Aldwych, with an additional entrance located at 14 Kingsway. The main reception and lift lobbies have benefitted from a comprehensive refurbishment.

All information contained in this pack for indicative guidance purposes only.

FLOOR AREAS

9th	7,687 sq ft	Let
8th	17,675 sq ft	Available
7th	18,613 sq ft	Pending November 2020
6th	19,318 sq ft	Available
4th	19,310 sq ft	Available
3rd	19,380 sq ft	Available
1st	18,270 sq ft	Available
Total	93,956 sq ft	

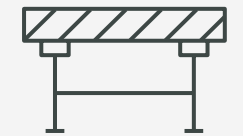
THE SPECIFICATION



NEW METAL TILE
SUSPENDED CEILING



NEW LED LIGHTING



FULLY ACCESSIBLE
RAISED FLOOR



FOUR PIPE FAN COIL
AIR CONDITIONING
SYSTEM



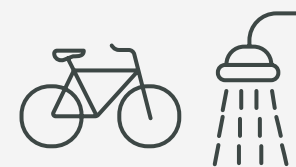
DOUBLE GLAZED
WINDOWS

BREEAM®

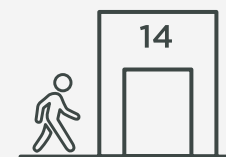
'VERY GOOD'
RATING



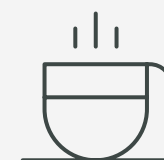
2,800 SQ FT ROOF
TERRACE ON
9TH FLOOR



CYCLE RACKS AND
SHOWER FACILITIES



SECOND ENTRANCE
WITH LIFT ACCESS
VIA 14 KINGSWAY

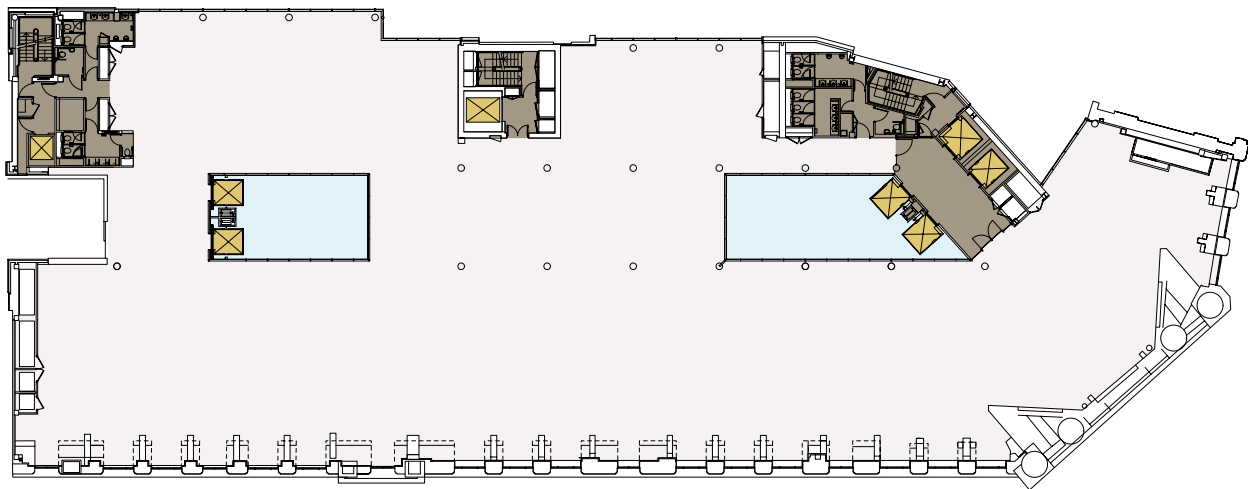


RECEPTION
CAFÉ FACILITY



FLOOR PLANS

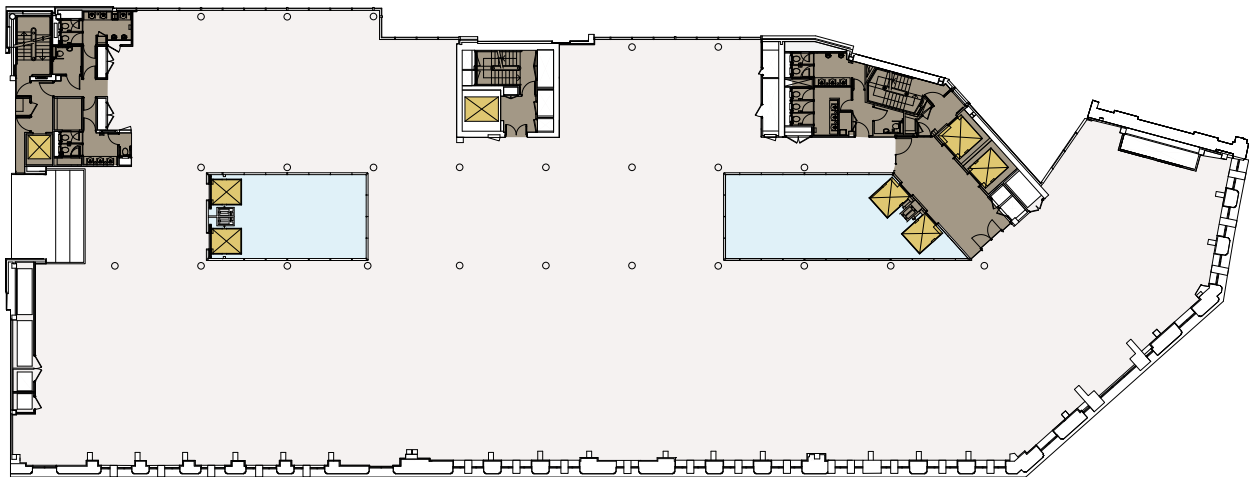
EIGHTH FLOOR
17,675 SQ FT



- Core & common areas
- Office
- Lifts
- Atrium

Plans are for indicative purposes only.

SIXTH FLOOR
19,318 SQ FT



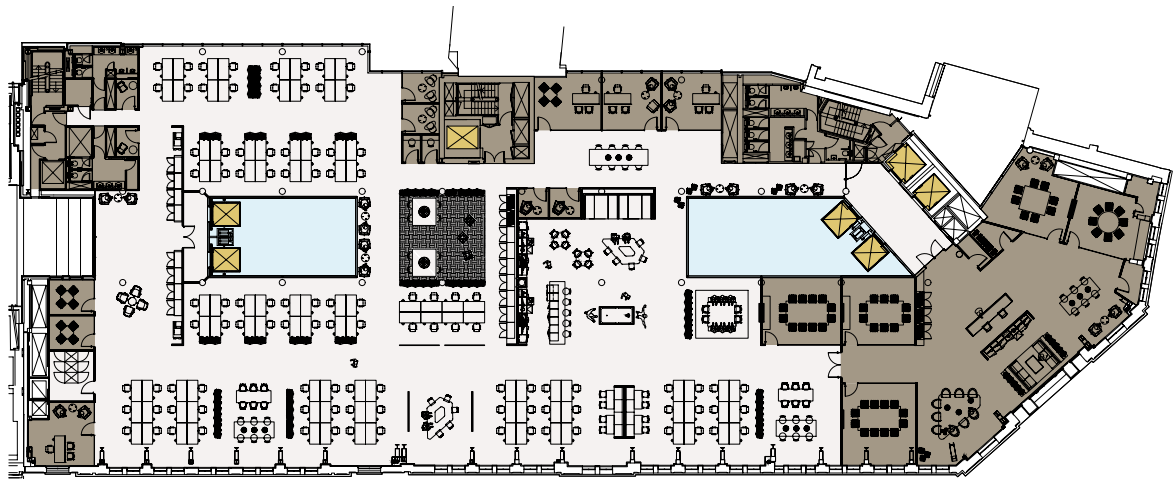
- Core & common areas
- Office
- Lifts
- Atrium

Plans are for indicative purposes only.



SPACE PLANS

SIXTH FLOOR MEDIA



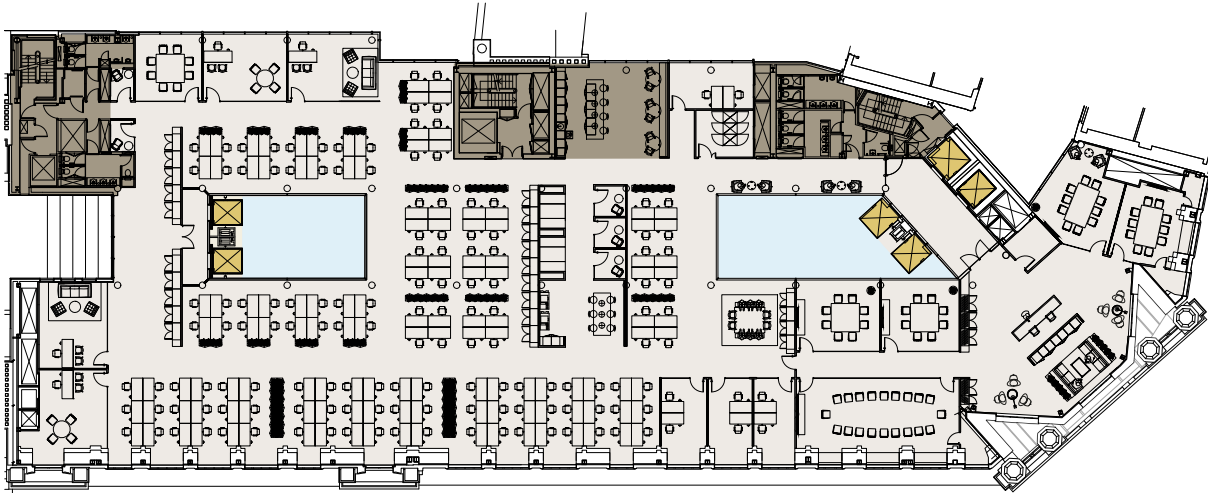
Reception- 2 person	1
Waiting area	1
Coffee point	1
12 person meeting room	2
10 person meeting room	1
8 person meeting room	1
7 person meeting room	1

4 person meeting room	2
1 person office	4
Open plan (1600 x 800)	100
Hot desks	78
Tea point/Breakout	1
Meeting booth	2
Phone booth	6

Quiet room	2
Coats cupboard	1
Comms room	1
Print/Copy area	2
Store room	3
Total (incl. hot desks)	184

Plans are for indicative purposes only.

EIGHTH FLOOR CORPORATE



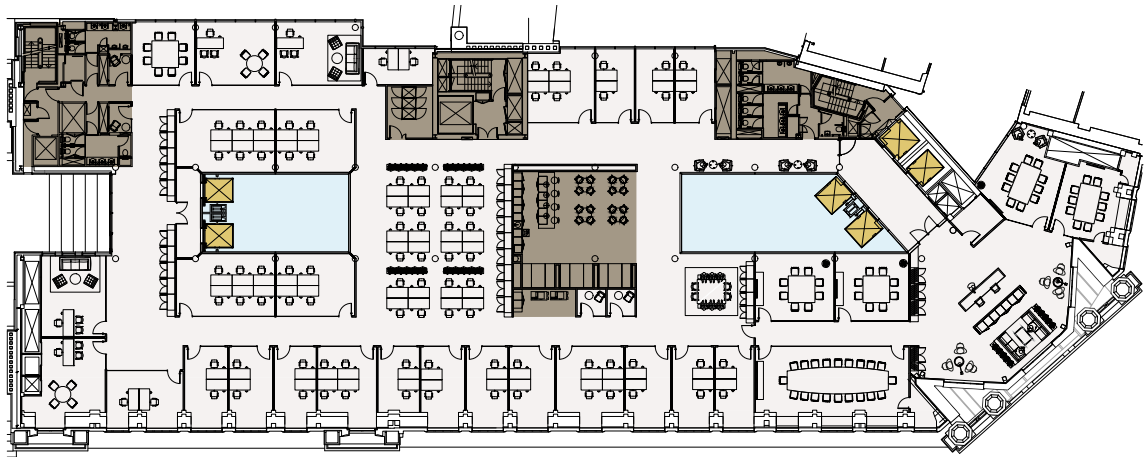
Reception - 2 person	1
Waiting area	1
20 perons boardroom	1
10 person meeting room	2
8 person meeting room	3
1 person office	4

2 person office	3
Open plan (1400 x 800)	136
Tea point / Breakout	1
High table and stools	1
Meeting booth	2
Phone booth	5

Hot desk area	1
IT build (2 person)	1
Comms room	1
Print/copy area	1
Store room	4
Total	150

Plans are for indicative purposes only.

EIGHTH FLOOR LEGAL



Reception- 2 person	1
Waiting area	1
20 person boardroom	1
10 person meeting room	2
8 person meeting room	3
1 person office	4

2 person office	3
Open plan (1400 x 800)	136
Tea point/ breakout	1
High table & stools	1
Meeting booth	2
Phone booth	5

Hot desk area	1
IT build (2 person)	1
Comms room	1
Print/ copy area	1
Store room	4
Total	150

Plans are for indicative purposes only.

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- July 2019