

PRIME CLASS E UNIT TO LET

Unit 1, 77 Kingsway

London WC2



Savills London

33 Margaret
Street London
W1G 0JD

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Location

The premises occupy a prominent position on Kingsway close to its junction with Great Queen Street and within a short walk of Holborn Station. Long Acre sits within a 5 minute walk.

The area has a strong mix of retailers and restaurants with nearby occupiers including Caffe Nero, Blank Street Coffee, 42 Holborn, and Assenheims.

Accommodation

The premises consist of a ground floor and basement, featuring floor-to-ceiling glazing, with the following approximate net internal floor areas:

Ground Floor: 2,364 sq ft

Basement: 2,700 sq ft

Total: 5,064 sq ft



Viewing & further information

Strictly by prior arrangement only with:

Alex Hughes

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Rent

Available on request.

Tenure

A new full repairing and insuring lease for a term to be agreed, to be excluded from section 24 to 28 of the Landlord & Tenant Act 1954 (Part II).

Rates

Rateable Value (2025/26) To be determined

Parties are advised to make their own enquiries to verify upcoming rates payable and whether rates relief.

Use

The premises benefits from the new Class E planning consent which will enable the premises to be used for various commercial uses such as Retail, Restaurant, Office and Gym (D2) without the need for a change of use.

Legal Costs

Each party to be responsible for its own legal and professional costs incurred in this transaction.

EPC

A valid EPC for this property can be made available upon request.

Premises Licence

A valid premises licence exists permitting the sale of alcohol from 9am to 2am Monday to Saturday; 9am to 12am Sunday. Full licence available on request.




HOLBORN STATION

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