

PREMIUM WAREHOUSE OFFICE SPACE



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VERSATILE WORKSPACES 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.



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CHARACTERFU WAREHOUSE Space Adapted For Modern Day Working

The STAN CGI - 4th floor kitchen / breakout area

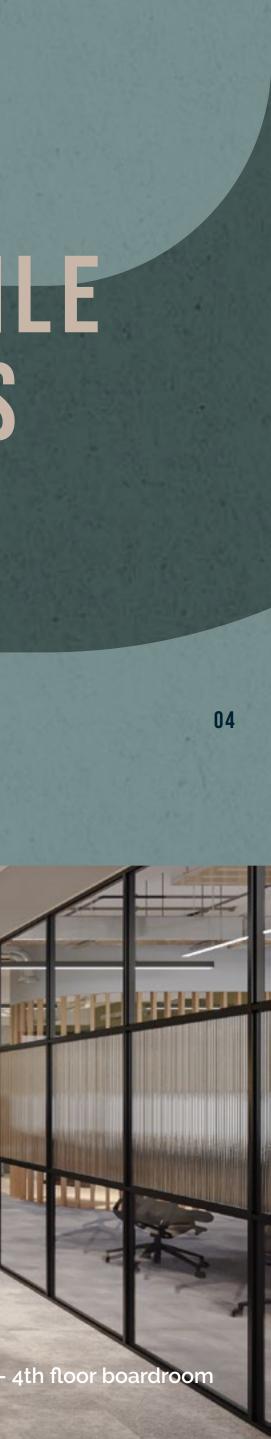




Raised floors and exposed ceilings provide a sleek, industrial aesthetic, blending modern design with character. The open layout is designed for collaboration, while large windows bring in abundant natural light, creating a bright and inspiring workspace.

INNOVATIVE AND VERSATILE WORKSPACES WITH INDUSTRIAL STYLE

CGI





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.



Spacious entrance with commissioner

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



2 x 6 person passenger lifts



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.

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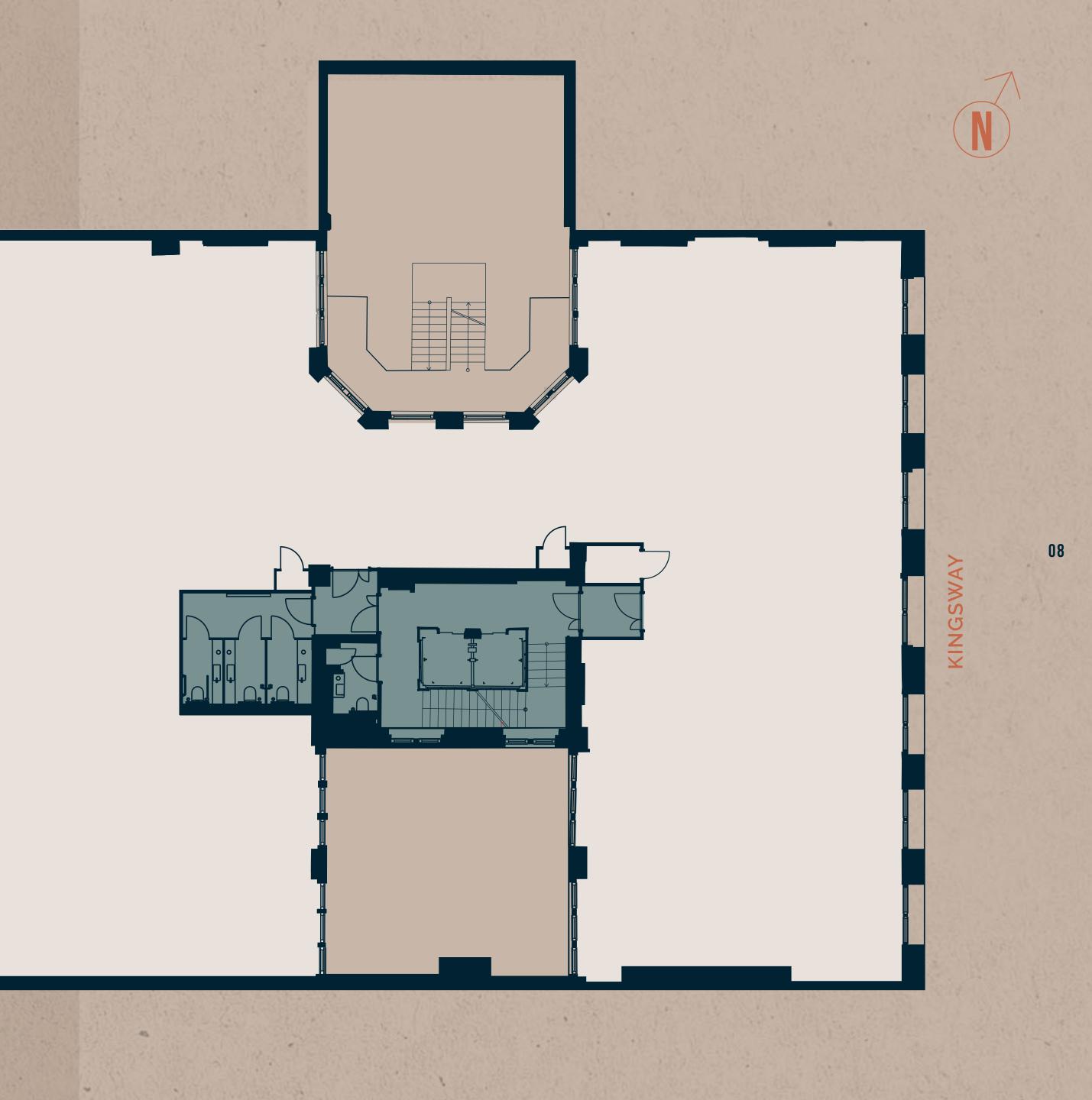


CAT A

2ND FLOOR Approx area: 5,371 sq ft (499 sq m)

KEAN STREET

Key Office Core



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 **D** 1 x meeting room - 8 person **D** 1 x meeting room - 6 person **D** 1 x meeting room - 4 person 🗢 1 x comms room **C** 2 x private booths **—** 1 x kitchen/breakout

Key □ Office Core

KEAN STREET

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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

D 1 x lounge

🗢 1 x boardroom - 8 person

D 1 x meeting room - 4 person

I x comms room

C 2 x private booths

D 1 x kitchen/breakout

Key Office Core **KEAN STREET**







covent garden SOMETHING FOR 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.





⊖ OXFORD CIRCUS

SOHO

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

^{D1} Mishcon de Reya Framestore Publicis Wasserman Media Group CVC Capital Partners Conde Nast Bain & Co Spotify Verizon Twitch McKinsey & Company Blick Rothenberg Fladgate Amazon Ascential Mitsubishi Industrial Light & Magic

RESTAURANTS & BARS 01 Sushi Samba 02 Roka 03 The Ivy Grill O4 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 Barrafina 17 Radio Rooftop Bar 18 Opera Tavern

➡ PICCADILLY CIRCUS ALL MALL ST JAMES'S PARK

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

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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 STATION 👄	5 MINS
COVENT GARDEN STATION 👄	6 MINS
SEVEN DIALS	10 MINS
TOTTENHAM COURT RD STATION \Leftrightarrow \Leftrightarrow	14 MINS
TRAFALGAR SQUARE	14 MINS
OXFORD STREET	14 MINS



TRAVEL TIMES FROM COVENT GARDEN



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8keanstreet.co.uk



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