

#### PREMIUM WAREHOUSE OFFICE SPACE



. . .

**O**K OS

### 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.



OK

## CHARACTERFU WAREHOUSE Space Adapted For Modern Day Working

The STAN CGI - 4th floor kitchen / breakout area

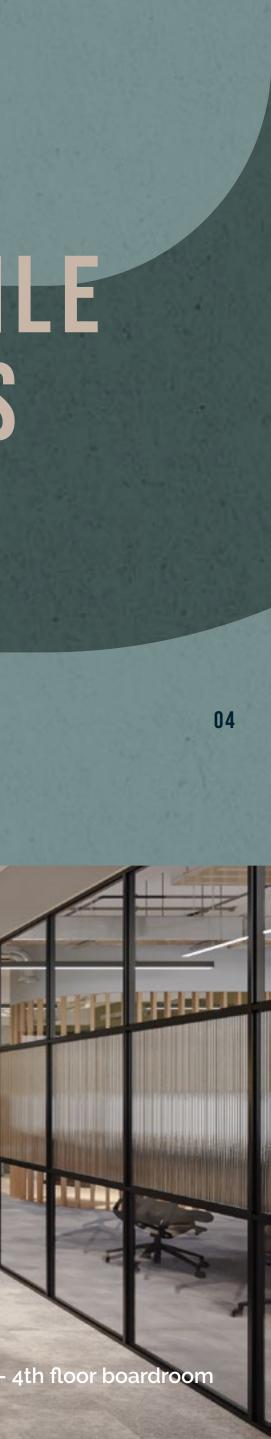




Raised floors and exposed ceilings provide a sleek, industrial aesthetic, blending modern design with character. The open layout is designed for collaboration, while large windows bring in abundant natural light, creating a bright and inspiring workspace.

## 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.

the the

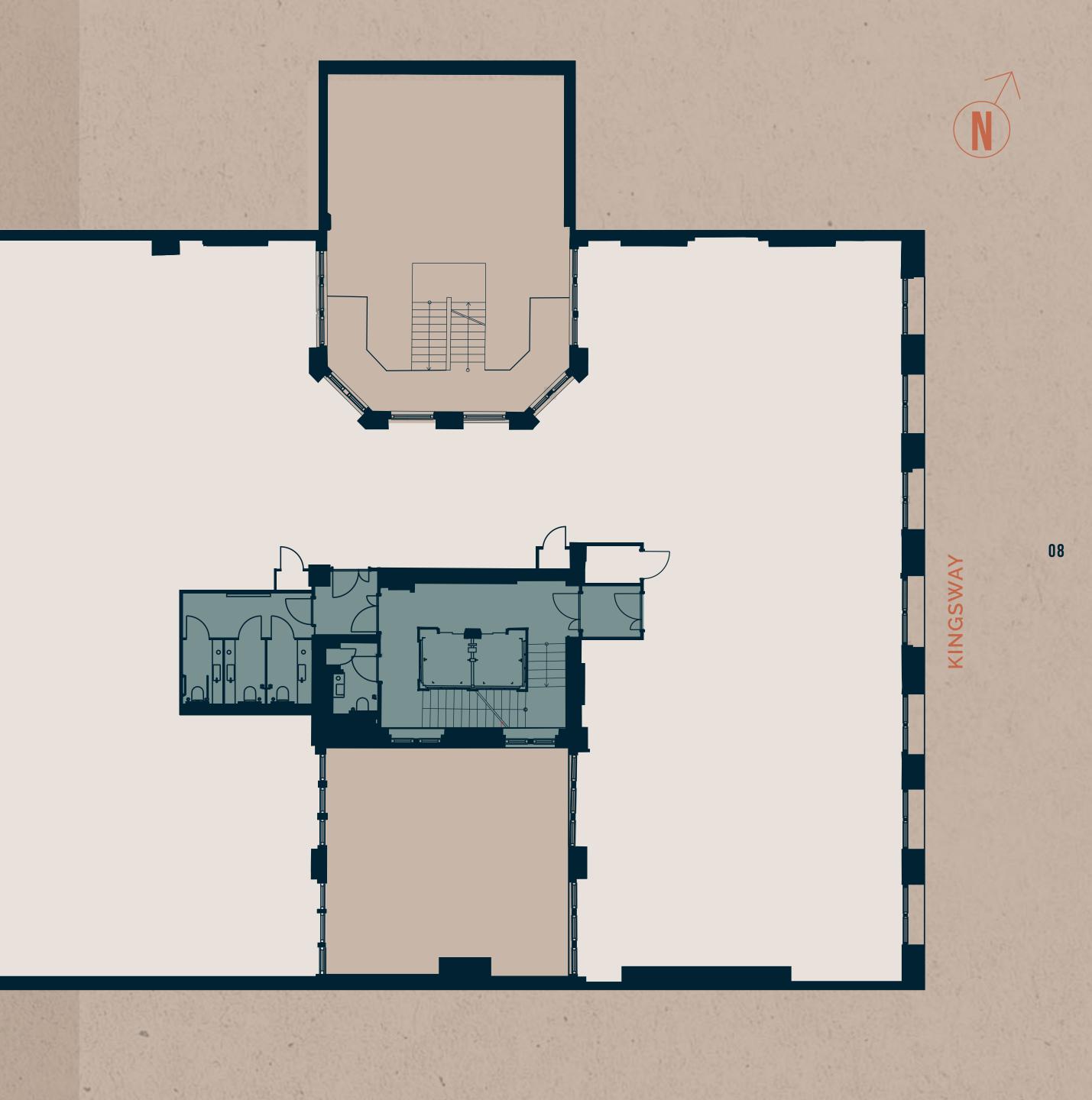


CAT A

## 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** 

**•** 

 $\square$ 

θ

**□** θ

Y





# 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

<sup>D1</sup> 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.

1 4 3 5 1 1





#### **O**K OS

### 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



# O KEAN O STREET

8keanstreet.co.uk



Harry Theakston +44 (0) 7500 847 045 harry.theakston@allsop.co.uk Richard Townsend +44 (0) 7787 153 408 richard.townsend@allsop.co.uk

Misrepresentation 1. Allsop LLP on its own behalf and on behalf of the vendor/lessor of this property whose agent Allsop LLP is, give notice that: (a) these particulars do not constitute in whole or in part an offer or contract for sale or lease; (b) none of the statements contained in these particulars as to the property are to be relied on as statements or representative of fact; and (c) the vendor/lessor does not make or give, and neither Allsop LLP nor any of its members or any person in its employment has any authority to make or give, any representation or warranty whatsoever in relation to the property. The only representations, warranties, undertakings and contractual obligations to be given or undertaken by the vendor/lessor are those contained and expressly referred to in the written contract for sale or agreement for lease between the vendor/lessor and a purchaser or tenant. 2. Prospective purchasers or tenants are strongly advised to: (a) satisfy themselves as to the correctness of each statement contained in these particulars; (b) inspect the property and the neighbouring area; (c) ensure that any items expressed to be included are available and in working order; (d) arrange a full structural (and where appropriate) environmental survey of the property; and (e) carry out all necessary searches and enquiries. Allsop is the trading name of Allsop LLP. January 2025.

Designed and produced by Graphicks | 020 3435 6952 | www.graphicks.co.uk

