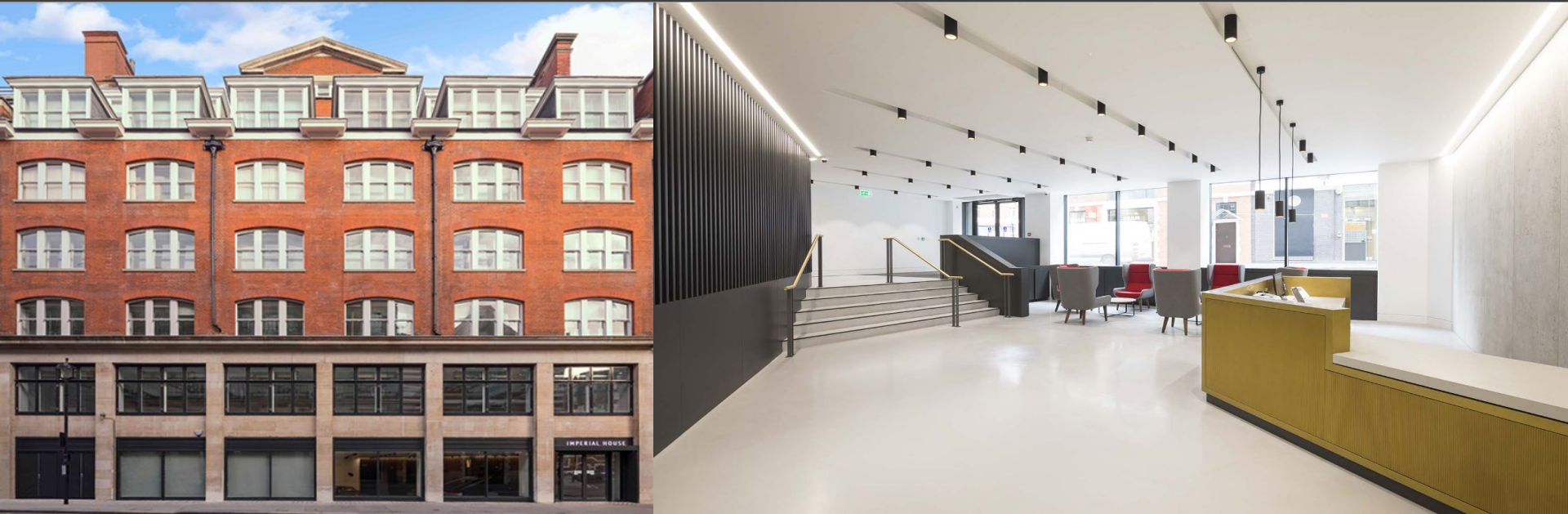


# TO LET

# COREP



## Imperial House, 8 Kean Street, London, WC2B 6UN

Part 6<sup>th</sup> Floor, 2,713 sq ft

Available via short term let for a term of 12 months to 18 months

### Summary

- Grade A Office
- Fully Managed by Knotel
- Fully Fitted, Plug & Play
- EPC - C (55)
- New modern reception
- Available immediately
- £180 per sq ft
- Inclusive of rent, rates, service charge and utilities

Lauryn Jones: 07824 826097

Sim Khatkar: 07896 940047

Website: [co-rep.com](http://co-rep.com)

# Imperial House

Part 6<sup>th</sup> Floor, 2,713 sq ft

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## Current Itinerary

The part 6<sup>th</sup> floor has been comprehensively fitted out by Knotel and the existing occupier to a high specification. The space is fully managed by Knotel and offers a high end, plug and play environment available for immediate occupation.

- Creative office with hand painted graphic walls
- 28 open plan desks
- Reception area
- Large kitchen with break out area
- 4 meeting rooms
- 3 call booths
- Fully cabled with 1gb of internet
- Connectivity management
- Utilities management
- Nightly cleaning
- Repairs and maintenance
- Pantry and office supplies



### Disclaimer

These particulars are set out as a general outline only for the guidance of intended purchaser or lessees and do not constitute, in whole or part, any offer or contract. Please be aware that all descriptions, dimensions, references to conditions and other similar information are given without responsibility and any intending purchaser or lessee should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their correctness. No person representing or in the employment of the agents has any authority to make or give any representation or warranty whatsoever in relation to this property. Unless otherwise stated, the terms exclude. August 2020.

# Imperial House

Part 6<sup>th</sup> Floor, 2,713 sq ft

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## Location

Located a short walk from the heart of Covent Garden, Imperial House is an excellent choice for occupiers seeking a quiet road within a buzzing location.

As well as the abundance of amenities Covent Garden has to offer, such as the The Ivy and Radio Rooftop Bar, Imperial House benefits from excellent transport links. Covent Garden and Holborn Station are both just a 6-minute walk from Kean Street, whilst Temple Station is also an impressive 8 minute-walk.

## Description

The subject space is located on the part 6<sup>th</sup> floor of the building and is available on a fully managed lease for 12 months to 18 months The base specification of the building includes:

- New modern reception designed by Trehearne Architects
- New VRF air-conditioning
- Plaster ceilings
- New LED lighting throughout
- New full access raised floors
- Contemporary WCs with high quality finishes
- Excellent natural light
- Floor to ceiling heights of 2.9m
- 2 x 6-person passenger lifts
- 54 bicycle spaces
- 6 showers with lockers and drying room

## Viewings

### COREP

Lauryn Jones

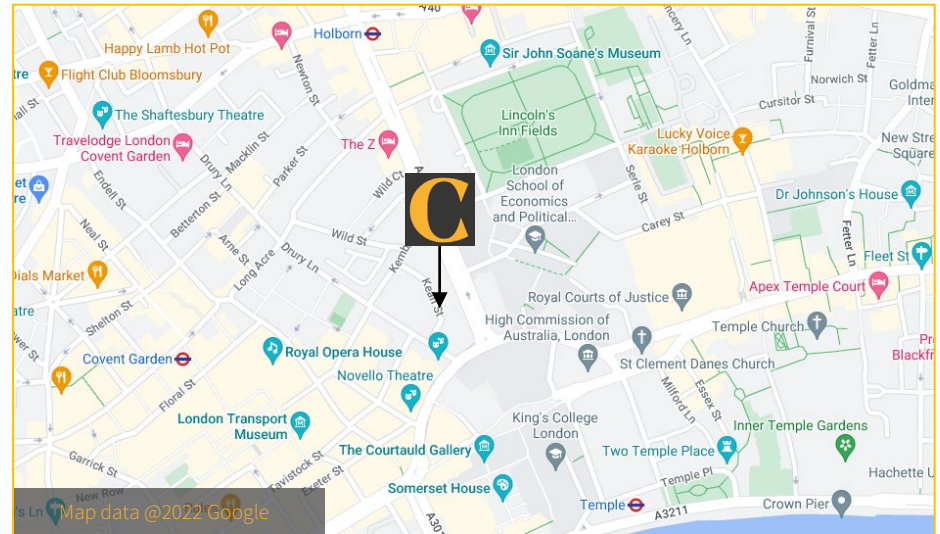
07824 826097

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Sim Khatkar

07896 940047

[simk@co-rep.com](mailto:simk@co-rep.com)



## Terms

A new fully managed short term let available for a term of 12 months – 18 months.

## Rent

The passing rent for the suite is £180 per sqft per annum and includes rent, rates, service charge, utilities and facilities services.

## Energy Performance Rating

EPC Rating – C (55)

## Legal Costs

Each party to bear their own legal costs.

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