

London, 129 Kingsway, Holborn - WC2B 6NH

LARGE BASEMENT LEISURE UNIT TO LET

- **A3/A4/D2 & Sui Generis use**
- **New sublease available**

Location

The property occupies an excellent position on the western side of Kingsway, close to its junction with High Holborn and directly opposite Holborn tube station.

Other nearby traders include **Sainsburys, Nando's, Wagamama, Eat, Pret A Manger, Boots, TM Lewin, Marks & Spencer & Metro Bank.**

Accommodation

The demised premises are at basement level only, accessible via a dedicated entrance from Kingsway, and have the following approximate net internal floor areas:

Basement sales: 6,609 sq ft 614 sq m

** Floorplans are available on request.*

Tenure

The property is available by way of a new sublease for a term to be agreed.

Rent

£140,000 per annum exclusive.

Rates

The unit is yet to be assessed for rates. Interested parties are advised to make their own enquiries with the local rating authority.



Legal costs

Each party is to be responsible for their own legal costs incurred in this transaction.

Energy Performance Certificate

An EPC has been commissioned and will be made available to interested parties.

Viewing

For further information or to arrange a viewing please contact:

Jamie Stirling-Aird

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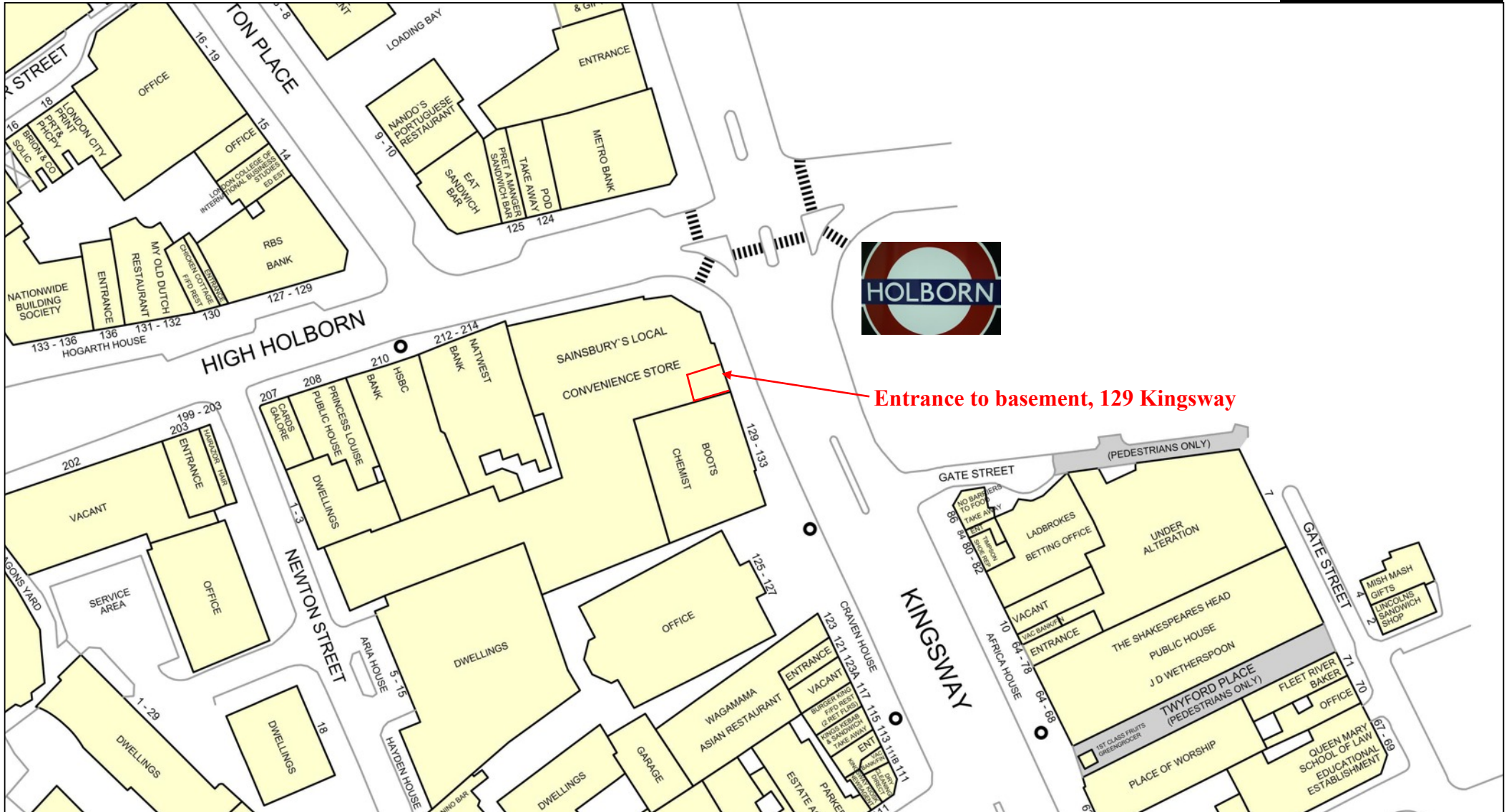
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Kingsway



Entrance to basement, 129 Kingsway



50 metres