



61

ALDWYCH

# KEY FEATURES



**PROMINENT POSITION ON CORNER OF ALDWYCH AND KINGSWAY**

**HOLBORN, STRAND AND COVENT GARDEN ARE ALL WITHIN 5 MINUTES' WALK**

**95,030 SQ FT OF FULLY REFURBISHED OFFICE ACCOMMODATION AVAILABLE NOW**

**DUAL ENTRANCES TO THE BUILDING OFF ALDWYCH AND KINGSWAY**



61

ALDWYCH

TEMPLE

HOLBORN

COVENT GARDEN

6

# AREA ENHANCEMENT

## THE STRAND ALDWYCH PROJECT

Including a new public realm the vision is for the area to become a global creative and cultural quarter which will be an international beacon for creativity, enterprise and learning. The project will transform the once traffic-dominated gyratory into a pedestrian-focused destination with strong links to the surrounding districts by late 2022.

The scheme aims to:

- Provide better movement of traffic
- Improve the public realm
- Improve links for walking and cycling
- Improve air quality
- Support culture, education and innovation
- Support the area's economy

● THE STRAND ALDWYCH PROJECT

○ 01 PEDESTRIAN-PRIORITISED STREETS AND NEW CROSSINGS

○ 02 NEW STREET FURNITURE

○ 03 READING SPACE

○ 04 SOCIAL / EVENT LAWN

○ 05 FLEXIBLE PLAZA

○ 06 KNOWLEDGE HUB

○ 07 SANCTUARY

○ 08 SPLASH HUB

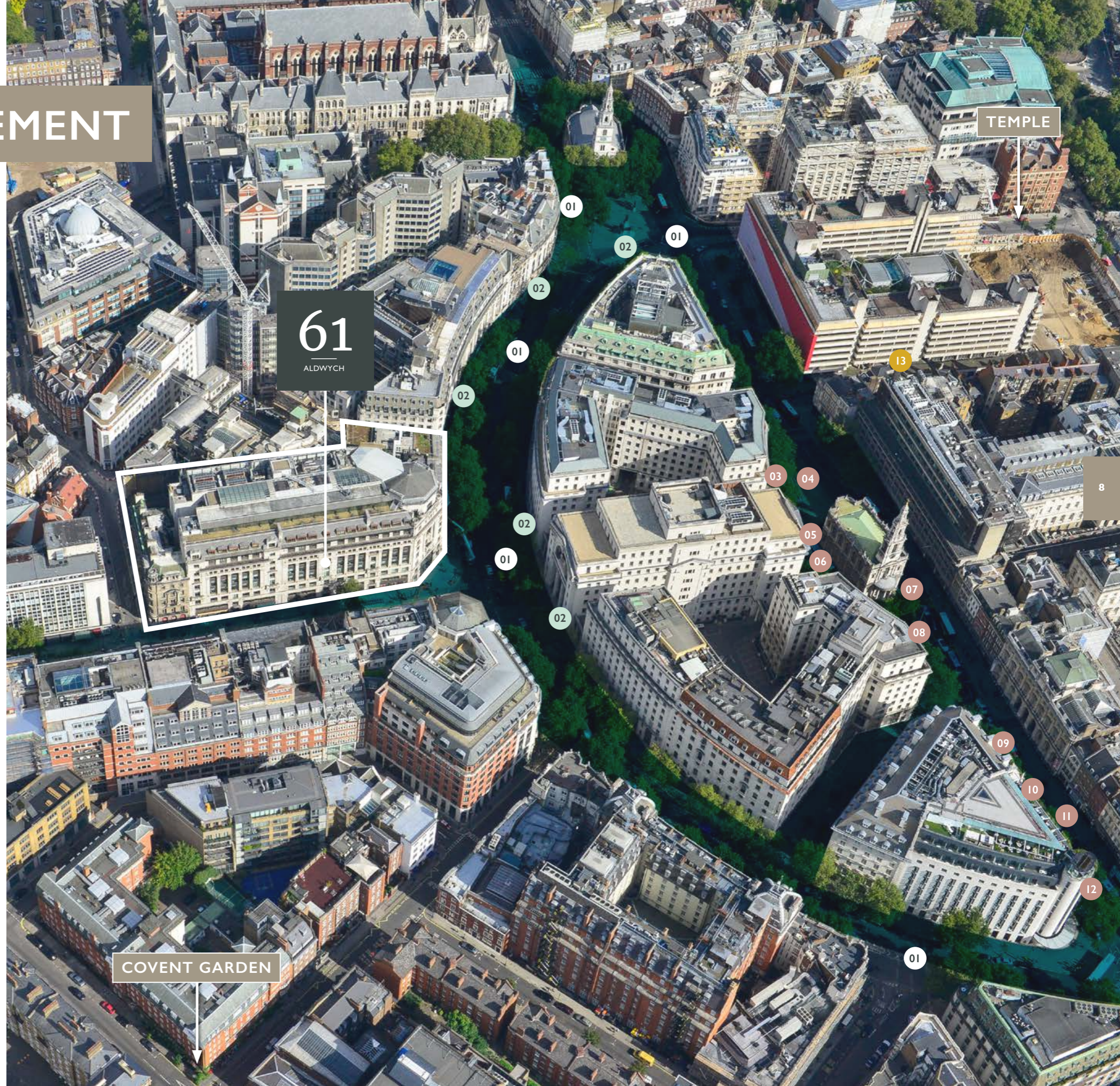
○ 09 COLLECTIVE DINING

○ 10 SPECTATOR LAWN

○ 11 LARGE FLEXIBLE PLAZA

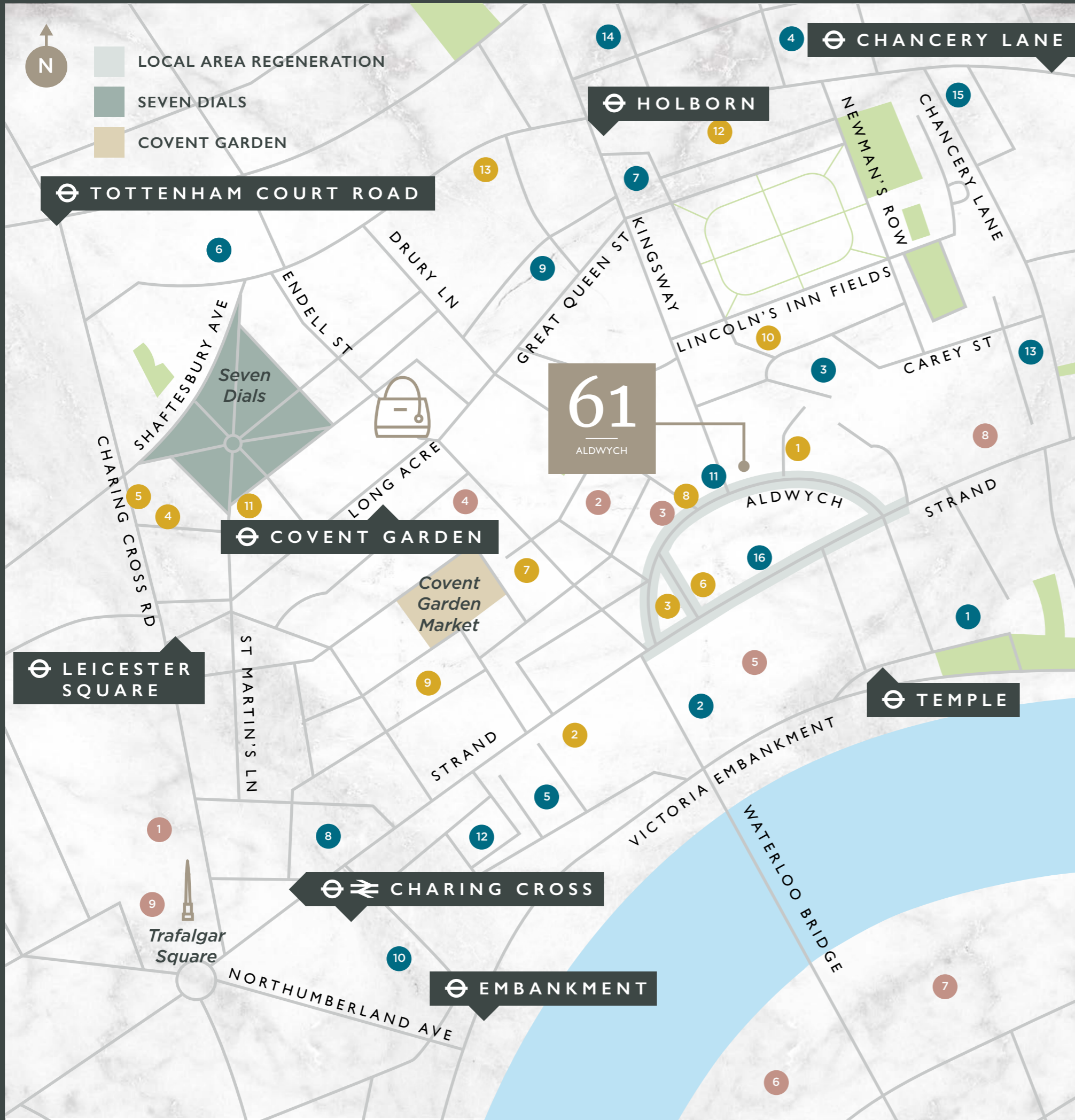
○ 12 GARDEN ROOM

○ 13 TRAFFIC-FREE PEDESTRIANISED ROUTES



FINISHED  
ENHANCEMENT

61  
ALDWYCH



# LOCAL AMENITIES

## OCCUPIERS

- |                            |                         |
|----------------------------|-------------------------|
| 1 British American Tobacco | 9 Fladgates             |
| 2 BUPA                     | 10 PWC                  |
| 3 LSE                      | 11 Peloton              |
| 4 Mitsubishi               | 12 ACCA                 |
| 5 Shell                    | 13 Law Society          |
| 6 Google                   | 14 Reed                 |
| 7 Mishcon De Reya          | 15 WSP                  |
| 8 Coutts                   | 16 Kings College London |

## RESTAURANTS

- |                     |  |
|---------------------|--|
| 1 Roka              | 8 The Delauney                                   |
| 2 The Savoy         | 9 Rules  |
| 3 STK               | 10 Coopers                                       |
| 4 L'Atelier         | 11 Benugo  |
| 5 The Ivy           | 12 Mirror Room and Holborn Dining Room           |
| 6 Radio Rooftop Bar | 13 Chicken Shop & Hubbard and Bell at The Hoxton |
| 7 Balthazar         |  |

## LEISURE & CULTURE

- |                     |                           |
|---------------------|---------------------------|
| 1 National Gallery  | 6 Royal Festival Hall     |
| 2 Theatre Royal     | 7 National Theatre        |
| 3 Aldwych Theatre   | 8 Royal Courts of Justice |
| 4 Royal Opera House | 9 Trafalgar Square        |
| 5 Somerset House    |                           |

# STAY CONNECTED

| STATION              | WALKING TIME |
|----------------------|--------------|
| Holborn              | 6 mins       |
| Temple               | 8 mins       |
| Covent Garden        | 9 mins       |
| Leicester Square     | 12 mins      |
| Charing Cross        | 12 mins      |
| Embankment           | 12 mins      |
| Chancery Lane        | 13 mins      |
| Tottenham Court Road | 15 mins      |

# THE LOCATION

The building benefits from an excellent location on the corner of Aldwych and Kingsway, which links High Holborn to the north and Strand to the south. The building is within a short walking distance of a number of underground stations, as well as Charing Cross and Waterloo which provide numerous mainline rail connections.



EVERYTHING YOU  
NEED IS RIGHT ON  
YOUR DOORSTEP.



# THE BUILDING



Lift lobby

61 Aldwych benefits from a prominent position on Kingsway and Aldwych. The building is spread over basement, ground and nine upper floors. The building benefits from two entrances, the main reception which is directly off Aldwych, with an additional entrance located at 14 Kingsway. The main reception and lift lobbies have benefitted from a comprehensive refurbishment.

## FLOOR AREAS

|              |                     |           |
|--------------|---------------------|-----------|
| 7th          | 18,613 sq ft        | Available |
| 6th          | 19,318 sq ft        | Available |
| 4th          | 19,366 sq ft        | Available |
| 3rd          | 19,364 sq ft        | Available |
| 1st          | 18,369 sq ft        | Available |
| <b>Total</b> | <b>95,030 sq ft</b> |           |

All information contained in this pack for indicative guidance purposes only.



Seventh floor





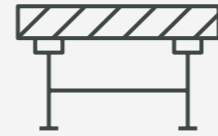
# SPECIFICATION



NEW METAL TILE  
SUSPENDED CEILING



NEW LED LIGHTING



FULLY ACCESSIBLE  
RAISED FLOOR



FOUR PIPE FAN COIL AIR  
CONDITIONING SYSTEM



DOUBLE GLAZED  
WINDOWS

BREEAM®

'VERY GOOD'  
RATING



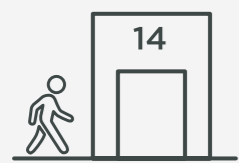
Third floor



CYCLE RACKS



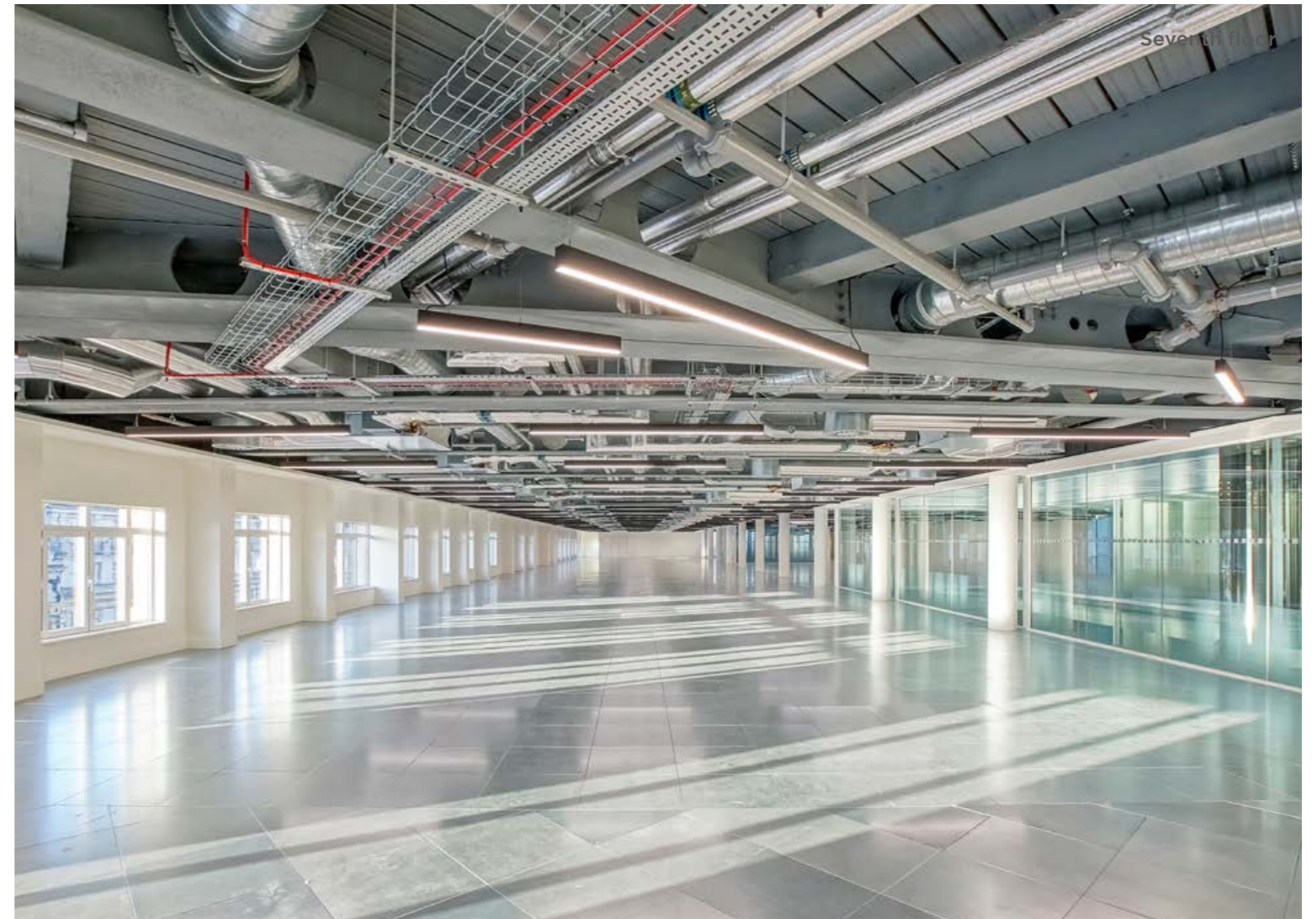
SHOWER FACILITIES



SECOND ENTRANCE  
WITH LIFT ACCESS  
VIA 14 KINGSWAY



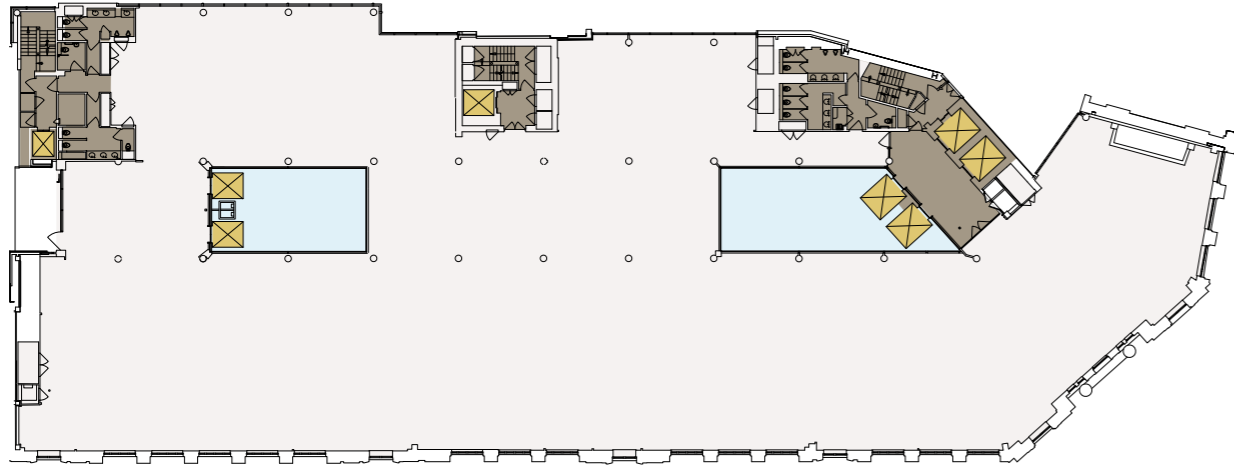
Third floor



Severn

# FLOOR PLANS

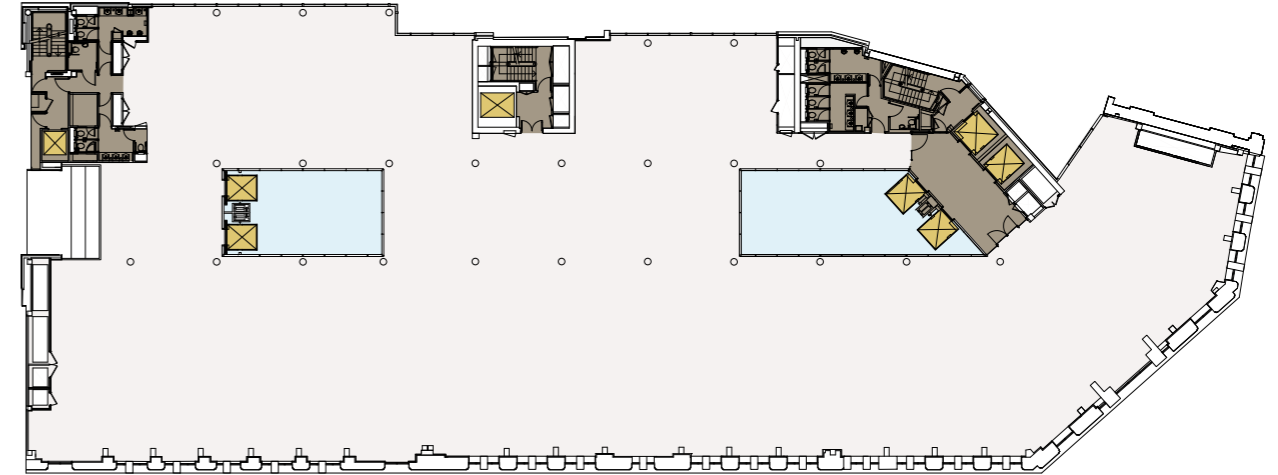
**FOURTH FLOOR**  
19,366 SQ FT



- Core & common areas
- Office
- Lifts
- Atrium

Plans are for indicative purposes only.

**SIXTH FLOOR**  
19,318 SQ FT



- Core & common areas
- Office
- Lifts
- Atrium

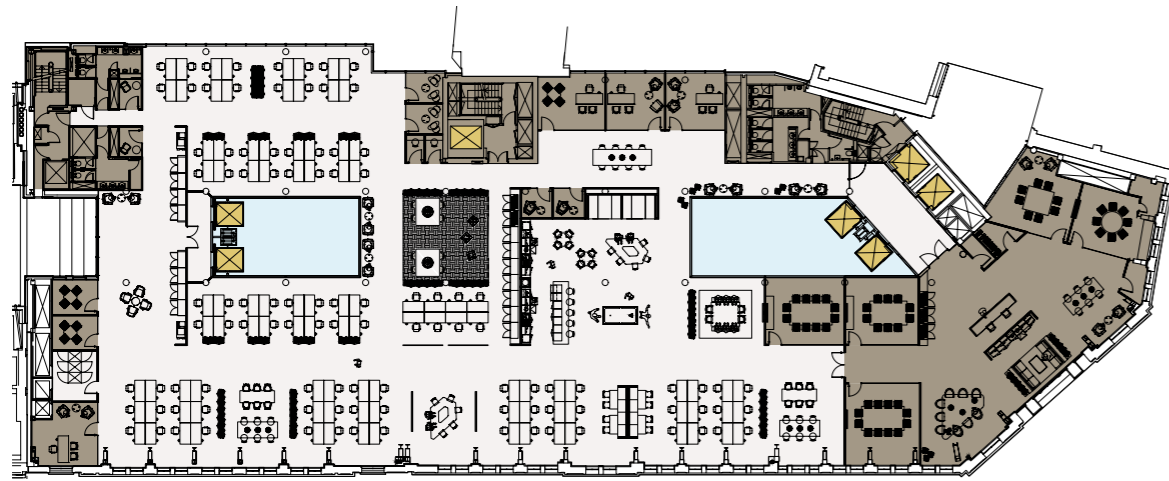
Plans are for indicative purposes only.



# SPACE PLANS

|                     |
|---------------------|
| Core & common areas |
| Office              |
| Lifts               |
| Terrace             |
| Atrium              |

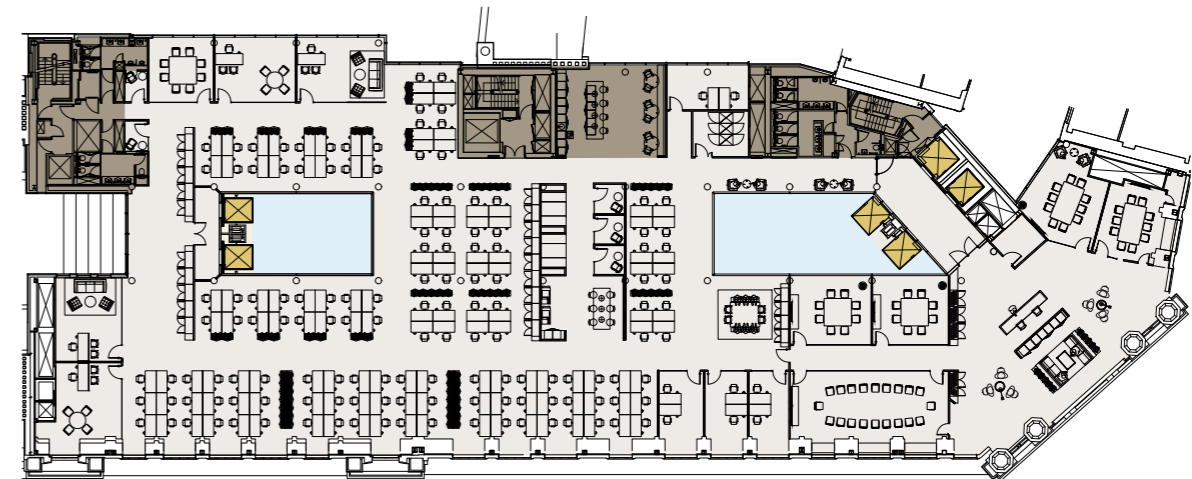
## SIXTH FLOOR MEDIA



|                        |   |                        |     |                                |            |
|------------------------|---|------------------------|-----|--------------------------------|------------|
| Reception- 2 person    | 1 | 4 person meeting room  | 2   | Quiet room                     | 2          |
| Waiting area           | 1 | 1 person office        | 4   | Coats cupboard                 | 1          |
| Coffee point           | 1 | Open plan (1600 x 800) | 100 | Comms room                     | 1          |
| 12 person meeting room | 2 | Hot desks              | 78  | Print/Copy area                | 2          |
| 10 person meeting room | 1 | Tea point/Breakout     | 1   | Store room                     | 3          |
| 8 person meeting room  | 1 | Meeting booth          | 2   | <b>Total (incl. hot desks)</b> | <b>184</b> |
| 7 person meeting room  | 1 | Phone booth            | 6   |                                |            |

Plans are for indicative purposes only.

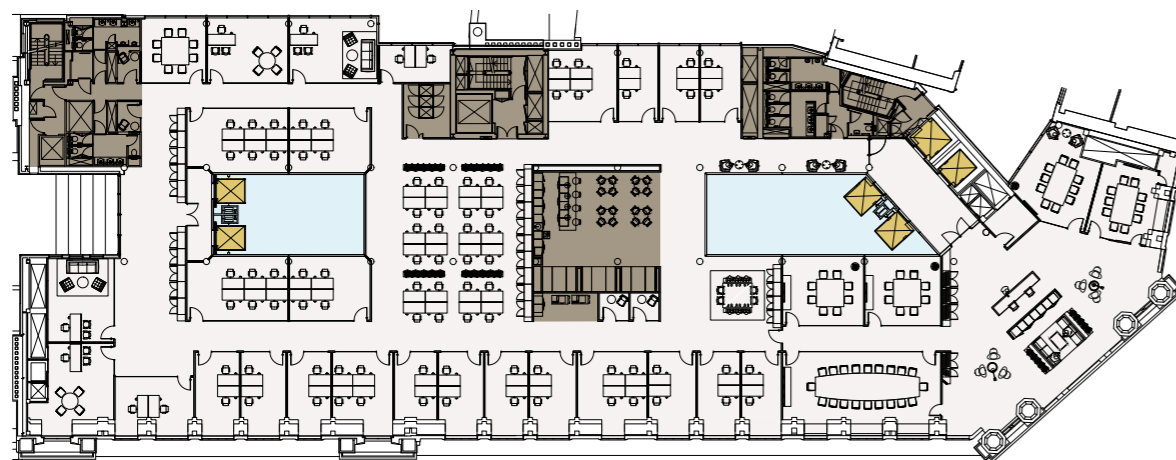
## TYPICAL FLOOR CORPORATE



|                        |   |                        |     |                     |            |
|------------------------|---|------------------------|-----|---------------------|------------|
| Reception - 2 person   | 1 | 2 person office        | 3   | Hot desk area       | 1          |
| Waiting area           | 1 | Open plan (1400 x 800) | 136 | IT build (2 person) | 1          |
| 20 persons boardroom   | 1 | Tea point / Breakout   | 1   | Comms room          | 1          |
| 10 person meeting room | 2 | High table and stools  | 1   | Print/copy area     | 1          |
| 8 person meeting room  | 3 | Meeting booth          | 2   | Store room          | 4          |
| 1 person office        | 4 | Phone booth            | 5   | <b>Total</b>        | <b>150</b> |

Plans are for indicative purposes only.

## TYPICAL FLOOR LEGAL



| Work stations   |           | Meeting rooms |             | Misc |                              |   |
|-----------------|-----------|---------------|-------------|------|------------------------------|---|
|                 | Offices   | Desks         |             |      |                              |   |
| 1 person office | 4         | 4             | 8 person    | 2    | Kitchen/breakout area        | 1 |
| 2 person office | 15        | 30            | 10 person   | 2    | Reception                    | 1 |
| 4 person office | 5         | 20            | 20 person   | 1    | Waiting / soft seating areas | 3 |
| 6 person office | 2         | 12            | Phone booth | 2    | Comms room                   | 1 |
| Open plan desks | 24        | 24            |             |      | Print area                   | 1 |
| <b>Total</b>    | <b>50</b> | <b>90</b>     |             |      |                              |   |

Plans are for indicative purposes only.

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- November 2022

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