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KINGSWAY

**Highest quality, fully refurbished
Grade A office accommodation,
with sustainable enhancements and
outstanding end-of-journey facilities**
Available from Q2 2023

KINGSWAY ENTRANCE DESIGN PROPOSAL

The design proposal for the main office entrance creates a subtle and contextual yet distinctive entry point for the building through the use of elegant materials and sympathetic proportions. Utilizing the existing buildings fenestration proportions to define the composition and extents of the entrance, the proposal seamlessly fuses the design into the existing building facade.



FEATURES

- Portland Stone to Match Existing
 - Dark Grey Coloured Metal
 - Cut-Out Signage
 - Dark Grey Detailed Metalwork
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KEAN STREET ENTRANCE DESIGN PROPOSAL

The design proposal for the Kean Street Entrance is to create a simple, modern insertion into the existing building fabric which easily delineates between the office and the cycle entrance while creating a unified motif.



FEATURES

- Double Glazed Clear Glass
 - White Coloured Metal
 - Cut-Out Signage
 - White Detailed Metalwork
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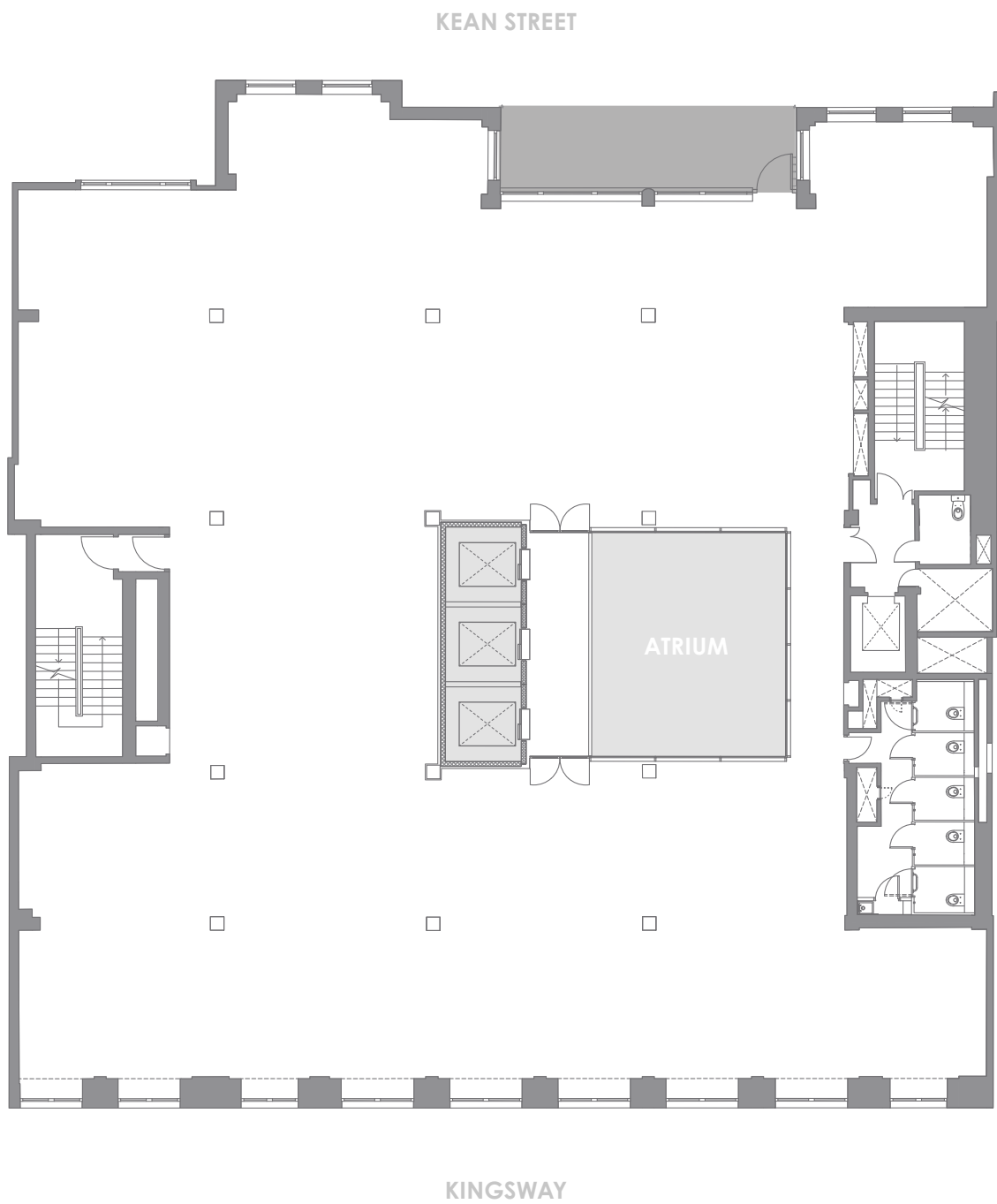




RECEPTION DESIGN PROPOSAL



TYPICAL OFFICE FLOOR AND AVAILABILITY



FLOOR	SQ FT	(SQ M)
8	5,308	(493)
7	6,013	(559)
6	6,556	(609)
TOTAL	17,877	(1,661)



01. Standard Open Plan Layout



- 52 permanent desk spaces.
- Circa 1/10 density.
- Central 'open plan' zone.
- More acoustically sensitive areas generally located along building periphery.
- Quiet / Break out / Tea point areas located in zones with poorest natural light.
- Reception adjacent to lift lobby, overlooking Kean Street.
- Private meeting rooms/offices.

02. Open Plan Flexi Space



- 32 permanent desk spaces.
- 4 flexi spaces.
- Circa 1/14 density.
- Open plan office working arrangement.
- Central 'open plan' zone.
- More acoustically sensitive areas generally located along building periphery.
- Quiet / Break out / Tea point areas located in zones with poorest natural light.
- Reception adjacent to lift lobby, overlooking Kean Street.
- Private meeting rooms/office.

03. Cellular/Legal Layout



- 9 cellular office spaces.
- 15 open plan desks.
- Circa 1/15 density.
- Cellular office working arrangement.
- More acoustically sensitive areas generally located along building periphery.
- Quiet / Break out / Tea point areas located in zones with poorest natural light.
- Reception adjacent to lift lobby, overlooking Kingsway.
- Private meeting rooms.
- Variety of working spaces.
- Private meeting rooms/offices.

04. Flexi Working Arrangement with Kingsway Reception



- 38 permanent desk spaces.
- 6 flexible spaces.
- Circa 1/12 density.
- Variety of working spaces.
- Quiet / Break out / Tea point areas located in zones with poorest natural light.
- Reception adjacent to lift lobby, overlooking Kingsway.
- Private meeting rooms.

05. Open Plan Working Arrangement with Kingsway Reception



- 38 permanent desk spaces.
- 6 flexible spaces.
- Circa 1/12 density.
- Variety of working spaces.
- Quiet / Break out / Tea point areas located in zones with poorest natural light.
- Reception adjacent to lift lobby, overlooking Kingsway.
- Private meeting rooms.



TYPICAL OFFICE FLOOR PROPOSED VIEWS



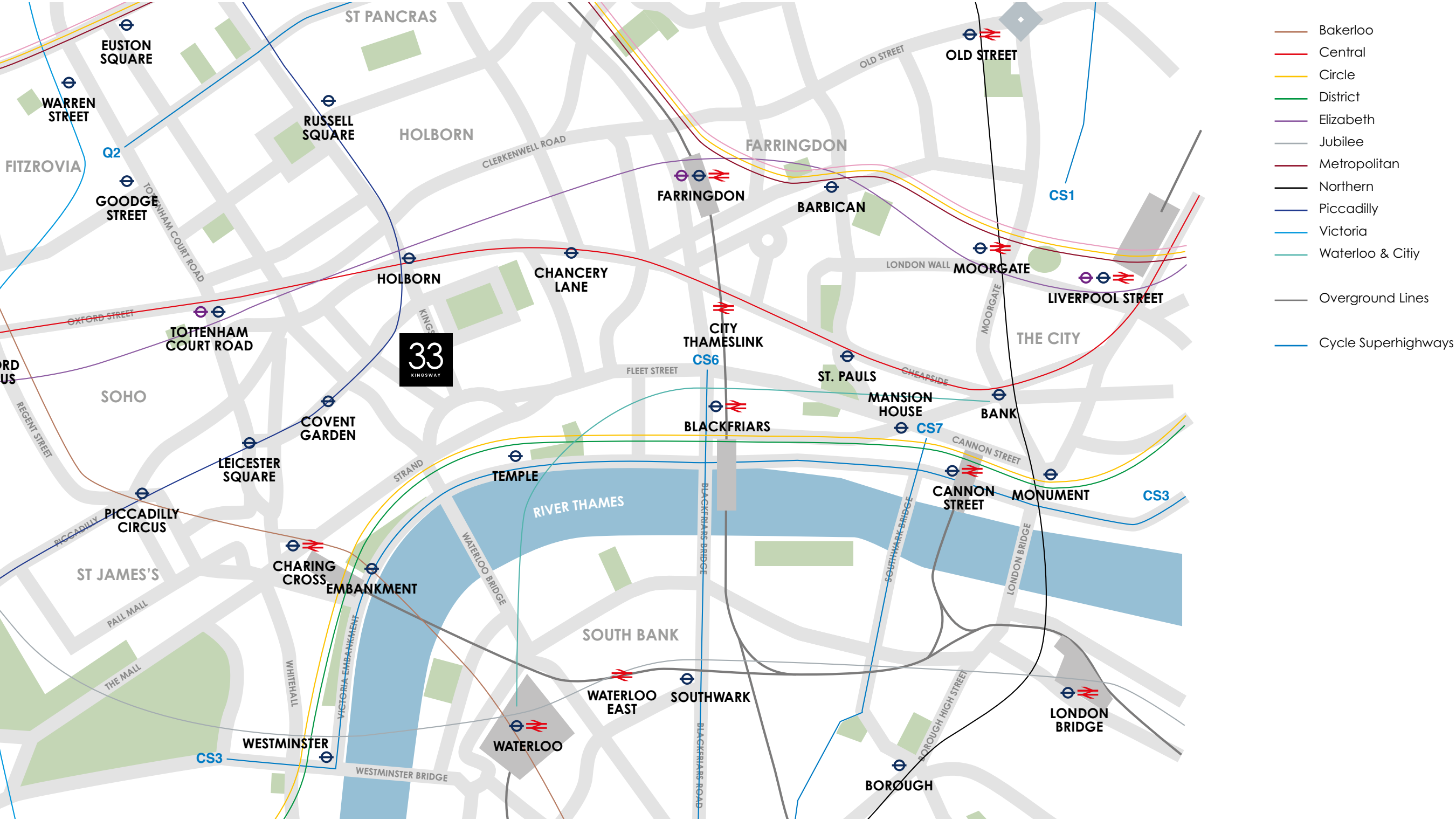
TYPICAL OFFICE FLOOR PROPOSED VIEWS





TYPICAL OFFICE FLOOR PROPOSED VIEWS





END-OF-JOURNEY FACILITIES CHANGING AREA





For more information please contact the joint sole agents

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