



IMPERIAL HOUSE

8 KEAN STREET, COVENT GARDEN







A HEAD-ON VIEW FOR BUSINESS

Tucked away in a quiet, secluded part of Covent Garden lies Imperial House; an office building with a charm and character all of its own. Inside the beautiful brick façade the building has undergone a complete transformation and repositioning in order to provide the highest quality office space with a brand new, spacious entrance on Kean Street.

The offices provide 4 floors of Grade A office space with a new roof terrace on the 7th floor. There is bike storage, showers, changing rooms and a drying room in the basement and a secondary entrance from Kingsway. The floors are contemporary in style to meet the demands of today's modern office occupiers with a focus on maximising the ceiling heights and the natural light.

Covent Garden is the beating heart of London, awash with activity and energy. The famous 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.

60+

bars and pubs

13

theatres

575

different shops to choose from

44m

visitors a year



Contemporary new reception area and the new 8 Kean Street entrance

The new bespoke entrance, designed by Trehearne Architects, creates a sense of space and calm as soon as you walk into the building. The boutique feel, with its soft furnishings, encourages a collaborative atmosphere where occupiers can meet and interact with each other in the soft seating area, underneath the window line.



WELL SPECIFIED

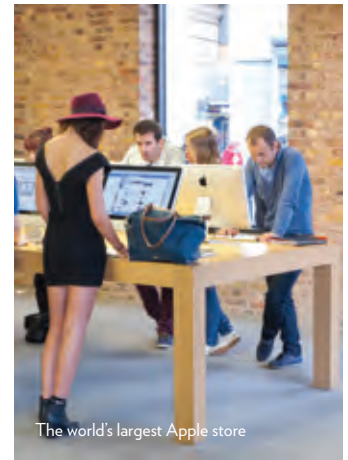
- A new bespoke, modern and spacious manned reception area with polished concrete floor
- New VRF air-conditioning system
- Plaster ceilings
- New LED lighting throughout
- New full access raised floors
- Contemporary WCs with high quality finishes
- Excellent natural light
- Office ceiling heights in excess of 2.9 metres (to plaster ceiling)
- 2 x 6 person passenger lifts
- 54 bicycle spaces
- 6 showers with lockers and a drying room



FLOOR	USE	SQ FT	SQ M
8th	Office	3,103 (LET)	288.4
7th	Office	3,476 (LET)	322.9
3rd	Office	5,400	501.7
1st	Office	5,318	494.1
TOTAL		10,718	995.8

AN EFFERVESCENT LOCATION

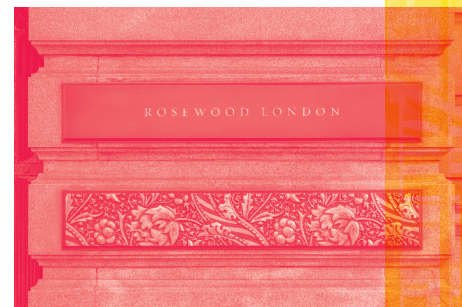
Covent Garden is one of London's most historic areas with a world-class reputation for its culture, restaurants and entertainment. From the prestigious Royal Opera House, to the flagship stores, to the beautiful Piazza itself, Covent Garden has something for everyone.



The world's largest Apple store



Street performers attracting a crowd outside Covent Garden Market



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Every cosmetic expedition should start at Covent Garden's Beauty Quarter, blossoming with boutiques from world-leading brands

The London Evening Standard

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Jamie Oliver's quirky Italian restaurant & antipasti bar



A wealth of premium retailers and brand names



Five star luxury at The Savoy, one of London's top landmark hotels



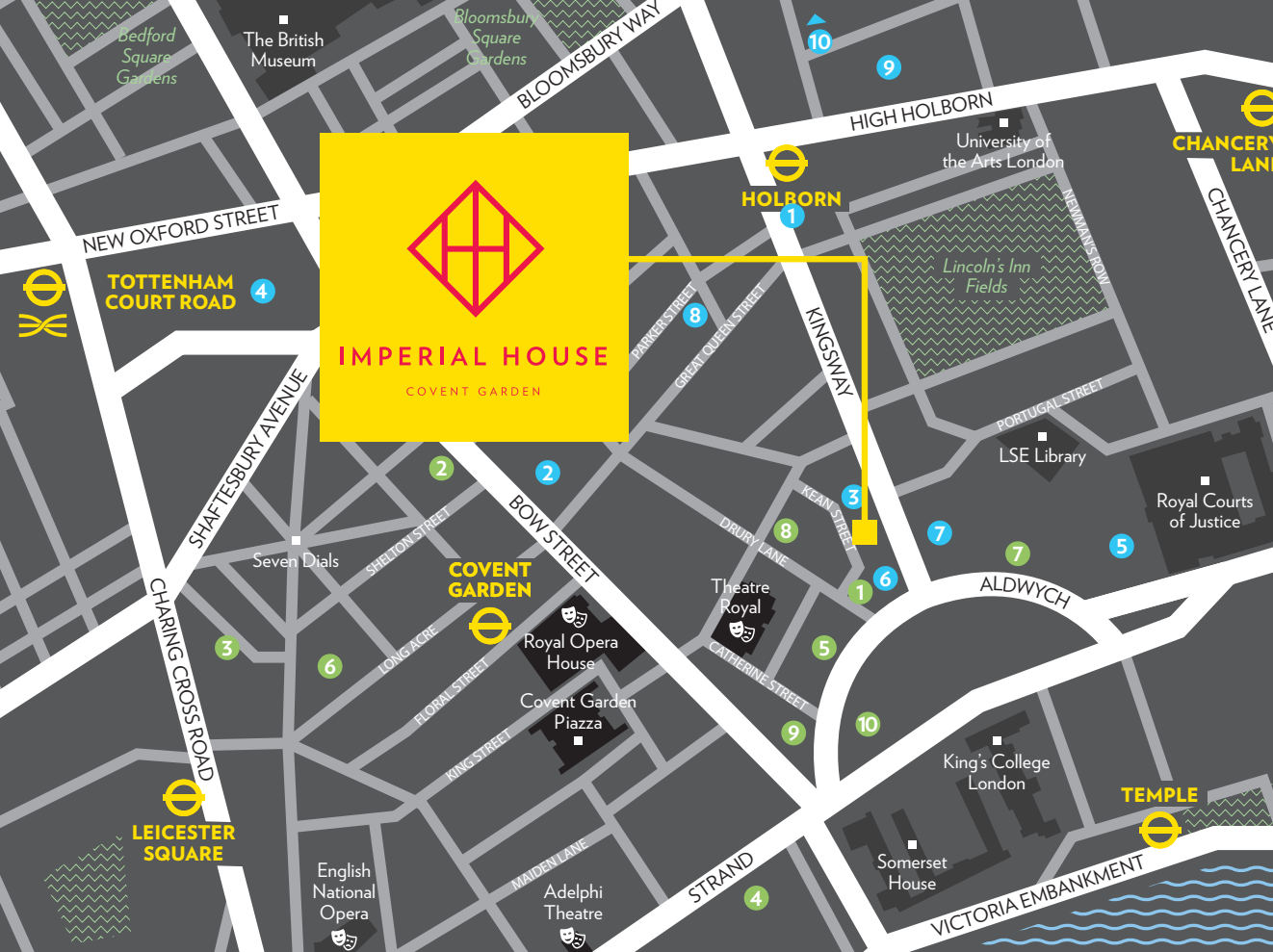
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Covent Garden has bloomed into a lifestyle destination offering a plethora of fashion and beauty brands alongside a series of restaurants and other places to eat

WWD

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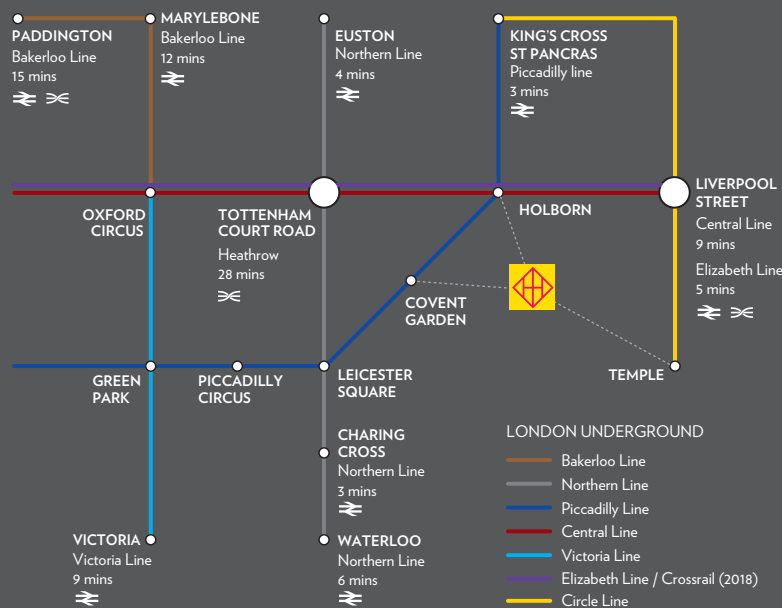


Local Occupiers

- 1 Mishcon de Reya
- 2 Wells Fargo
- 3 St James's Place Wealth Management
- 4 Google
- 5 Inmobi
- 6 Tate and Lyle
- 7 Herman Miller
- 8 Fladgate LLP
- 9 Olswang
- 10 MediaCom

Local Amenities

- 1 The Delaunay
- 2 Circus
- 3 The Ivy
- 4 The Savoy
- 5 The Waldorf Hilton
- 6 Bill's
- 7 Roka Aldwych
- 8 Sarastro
- 9 One Aldwych
- 10 Radio Rooftop Bar



DESTINATION	WALKING TIME
Holborn Station	6 mins
Covent Garden Station	7 mins
Temple Station	8 mins
Tottenham Court Road Station	14 mins
Covent Garden Market	6 mins
Seven Dials	11 mins
Trafalgar Square	14 mins
Oxford Street	14 mins

Source: Google Maps
Maps for illustrative purposes only. Not to scale.





FLOOR PLANS

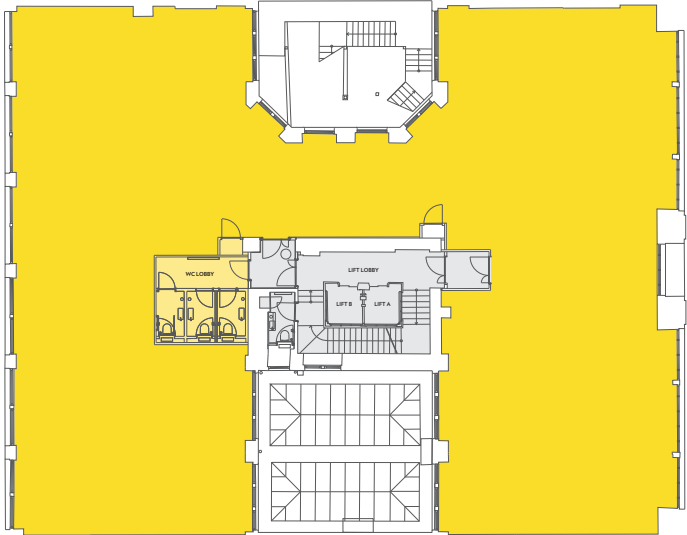


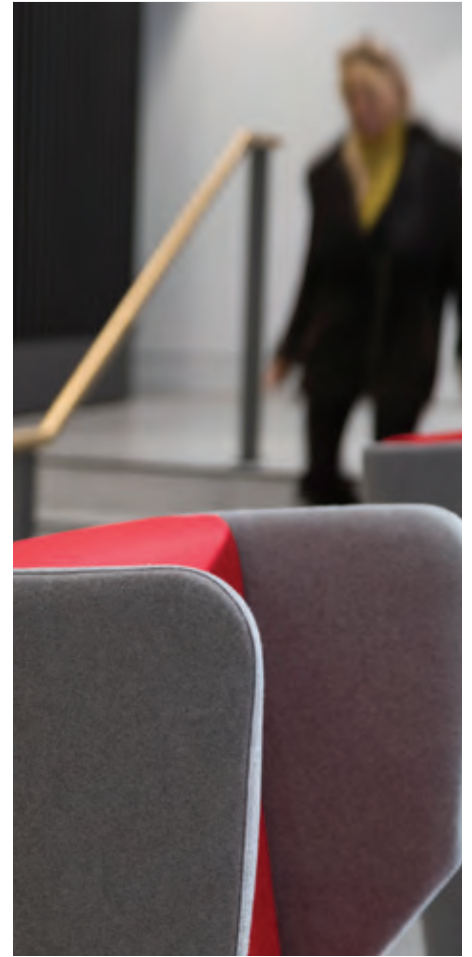
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THIRD FLOOR - 5,400 sq ft



FIRST FLOOR - 5,318 sq ft







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