

MANAGED  
WORKSPACE  
OPPORTUNITY



KING'S  
HOUSE, SW1

1ST - 2,881 SQ FT  
3RD - 2,097 SQ. FT

REDEFINING THE  
TRADITIONAL

# REIMAGINED WORKSPACE

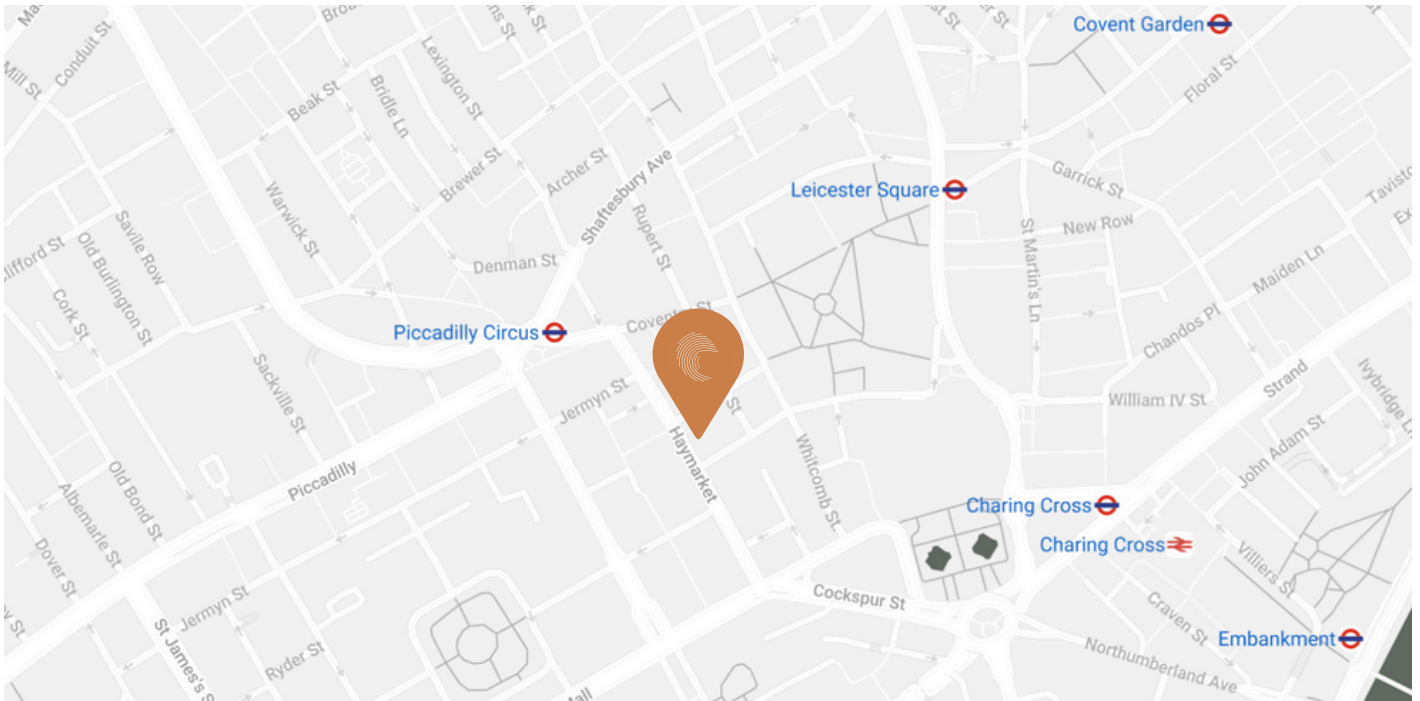
King's House offers your business flexibility of term, service and cost under a managed office structure of your choosing. Giving you access to a host of unique amenities in a charming period building, on a self-contained Floor in St. James's.

## BUILDING LOCATION



### Location

King's House  
10 Haymarket  
SW1Y 4BP



The property is ideally located on the prestigious East side of Haymarket within St. James's. Adjacent to this exceptional space is the renowned Theatre Royal Haymarket, surrounded by a plethora of upscale restaurants, charming cafes, and a variety of hospitality venues, enhancing the overall appeal of the area. Transport links are excellent with Piccadilly Circus (Piccadilly and Bakerloo) Underground lines being under a 4-minute walk from the property and Charing Cross Mainline and Underground lines (Bakerloo & Northern) under a 10-minute walk.

## OFFICE AMENITIES



Air Conditioning



Kitchen Areas



Good Natural Light



Passenger Lift



Meeting Rooms



Secure Access



CAT A Fit Out



Fibre Connection

Design your space reflecting you  
and your business in an  
attractive property.



# WHAT CAN BE INCLUDED AT YOUR CHOICE



## PROPERTY EXPENDITURE

Rent  
Rates  
Service Charges  
Insurances

## CAPITAL EXPENDITURE

Building Surveys  
Design & Fit-Out Works\*  
Furniture Fixtures & Fittings  
Stamp Duty Land Tax  
Legal Fees & Property Searches  
Acquisition Fees

## OPERATIONAL EXPENDITURE

Utilities  
Cleaning & Waste Disposal  
Facilities Management  
Repairs & Maintenance  
Health & Safety & Compliance  
Security  
IT Connectivity

\*To a Pre-Agreed Value

## PRICING

### 1ST FLOOR

FROM £182.50 PER SQ. FT

LICENCE FEE PCM  
FROM £44,000 + VAT

### 3RD FLOOR

FROM £182.50 PER SQ. FT

LICENCE FEE PCM  
From £32,000 + VAT



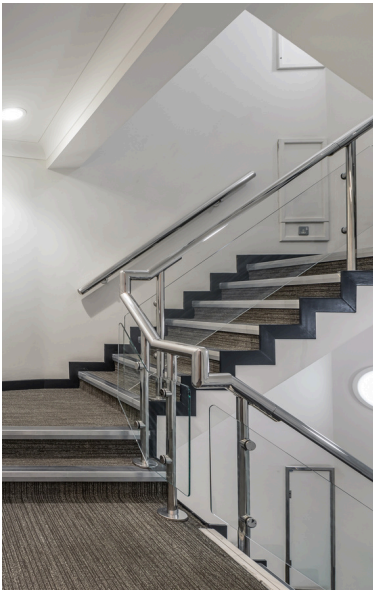
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# THE SPACE

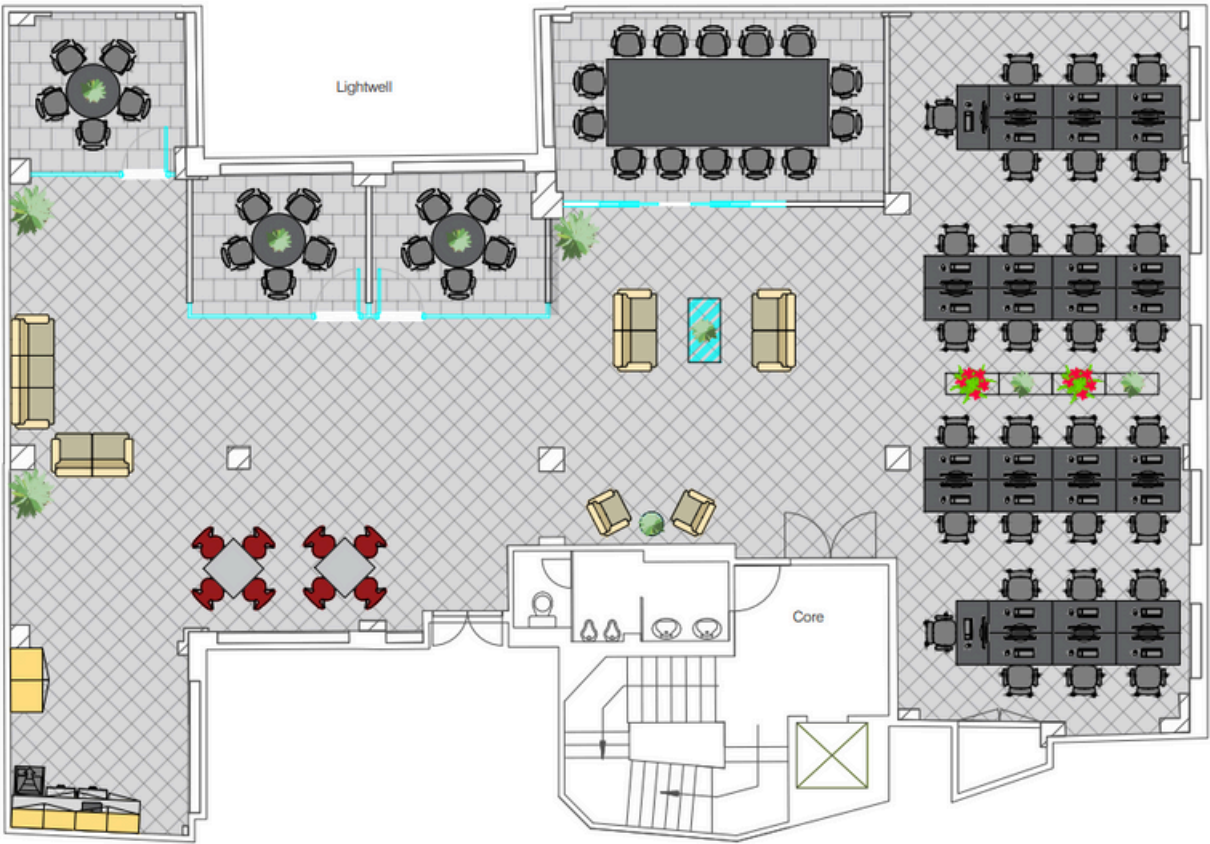




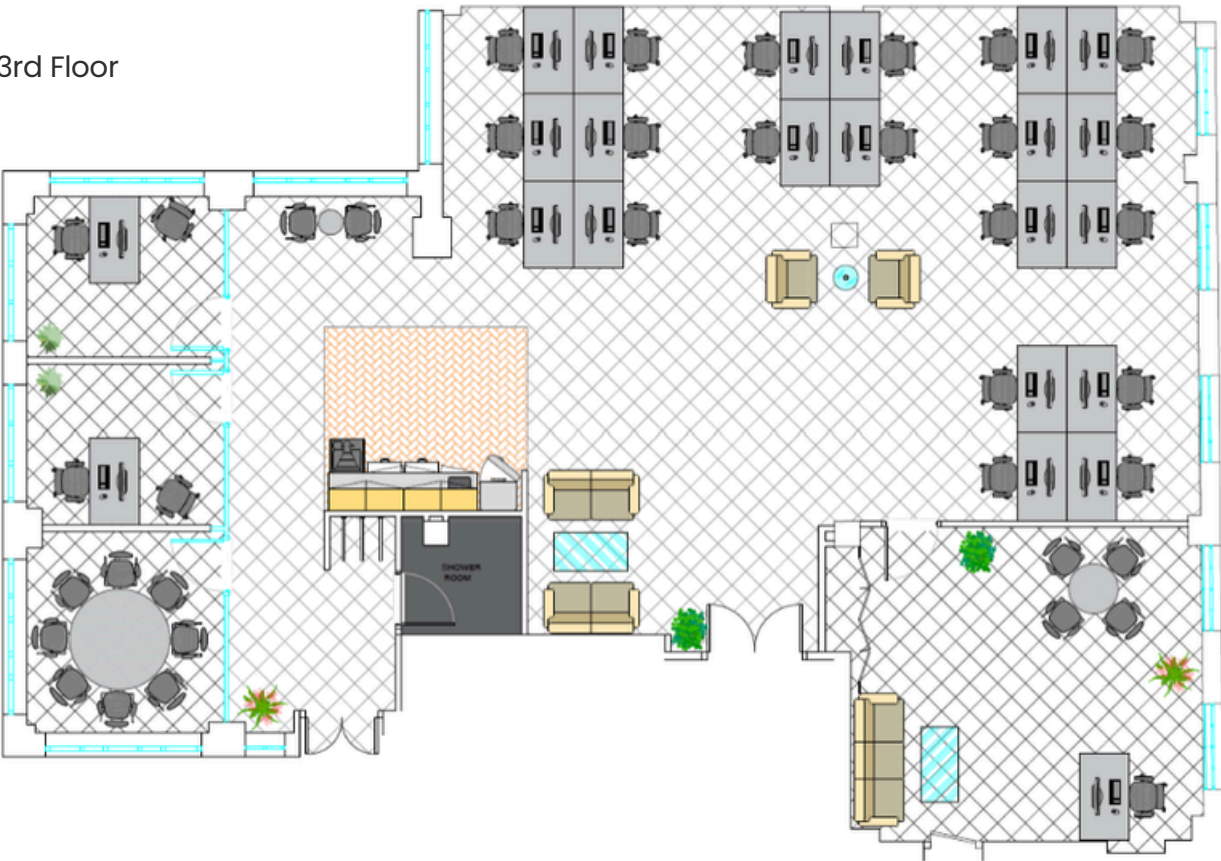
# FLOORPLANS



1st Floor



3rd Floor







# IDENTITY

workspace

FOR ENQUIRIES  
CONTACT US

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Email: [enquiry@identityworkspace.com](mailto:enquiry@identityworkspace.com)

Web: [www.identityworkspace.com](http://www.identityworkspace.com)

Uniquely yours, managed by us