

ALDWYCH HOUSE

LONDON WC2

18,700 SQ FT

Fusing a modern interior with
imposing 1920s architecture



Aldwych House totals
174,000 sq ft over lower ground
to 8th floors with a 65m frontage
onto historic Aldwych.

18,700 sq ft of 3rd floor Grade A
space available now.



GENERAL SPECIFICATION



**COMMUNAL
ROOF TERRACE**
with panoramic views



MOREYSMITH
designed reception



**FULL HEIGHT
CENTRAL ATRIUM**
(9 storey) light, modern,
spacious circulation area



BREAKOUT AREA
on the ground floor



ROKA
ground floor
restaurant



**FLOORS ARE SERVED
BY A LIGHTWELL**
on the west side



FLEXIBLE
office provider
within the building



WCs
on each floor



**SHOWERS AND
A DRYING ROOM**
4 male showers and
4 female showers



BICYCLE SPACES
371 secure spaces



LOCKERS
325 lockers



LIFTS
five 21-person passenger
lifts with separate goods lift

OFFICE SPECIFICATION

The offices provide flexible Grade A floor space with a plasterboard ceiling and suspended LED lighting finish, dual access to the core and excellent vertical connectivity through a feature staircase in the main atrium.

OVERALL DESIGN DENSITY OF 1:10

- Fresh air 1:8
- Means of escape 1:7
- Lifts 1:14
- WCs 1:10



**18,700 SQ FT
GRADE A SPACE**
whole of 3rd floor
available now



**VRF AIR
CONDITIONING**



**LED
LIGHTING**



RAISED FLOOR

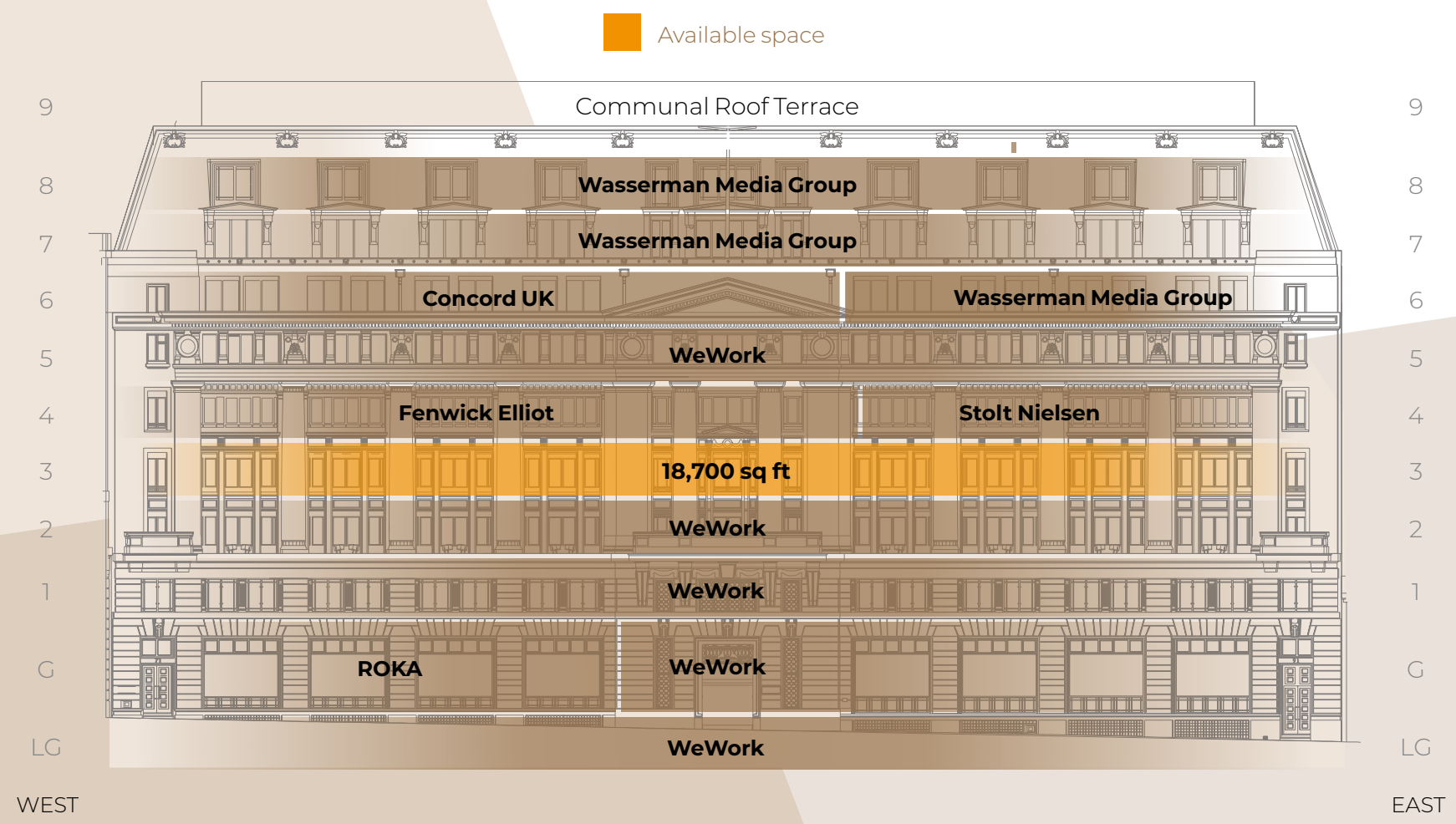


**2.6m TYPICAL
FLOOR TO CEILING
HEIGHT**



**GOLD SKA
RATING**

Availability (NIA)	Sq Ft
Third floor	18,700
TOTAL	18,700

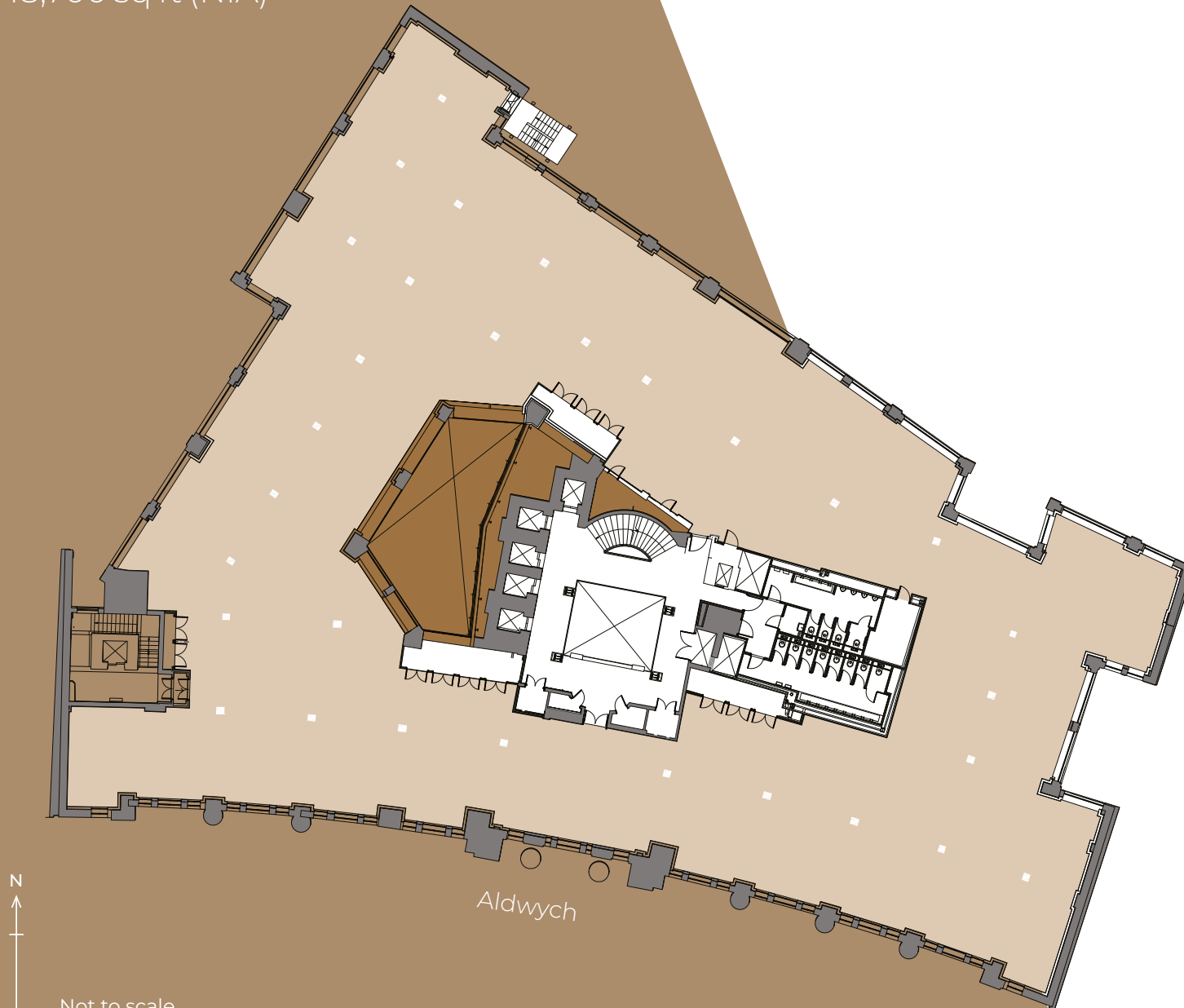


3rd floor has been refurbished
to CAT A condition.



3RD FLOOR

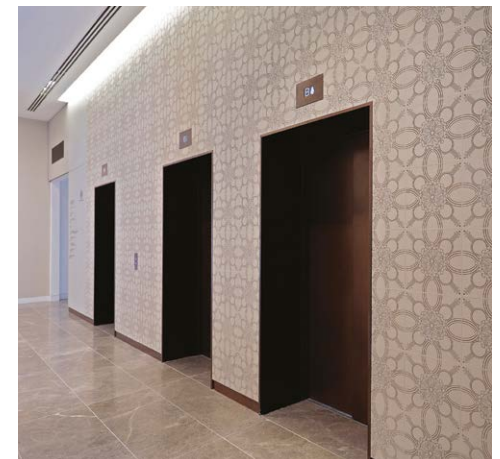
18,700 sq ft (NIA)



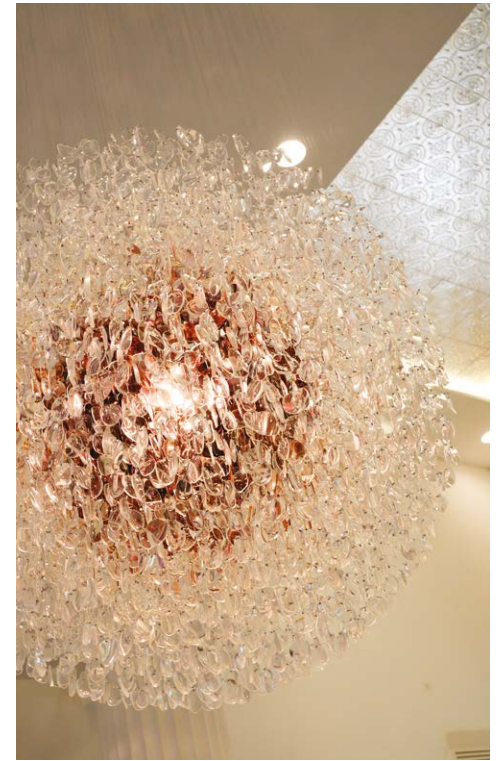
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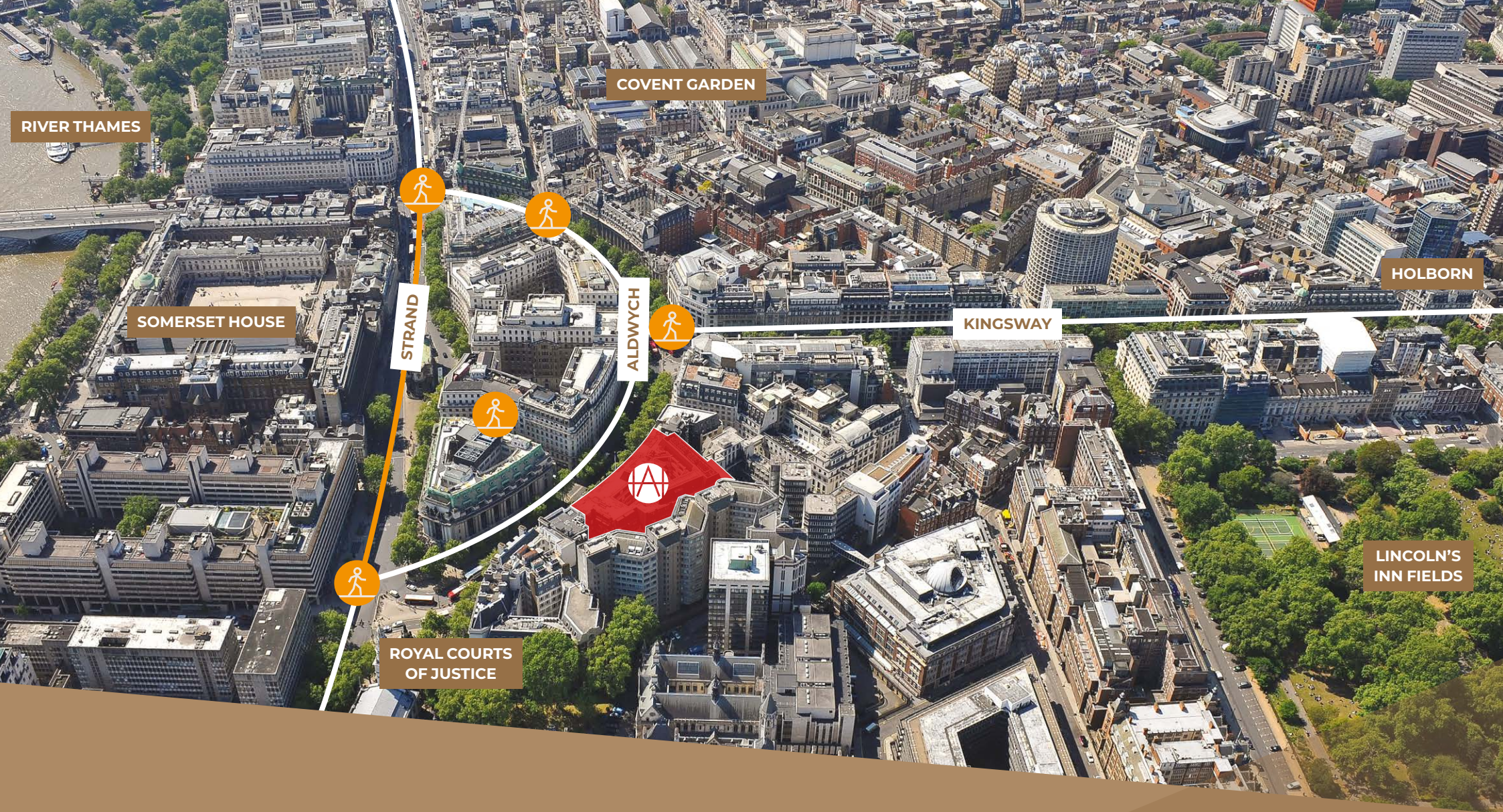


3rd floor









Aldwych House, now transformed as part of the dynamic re-generation of this vibrant eclectic destination, stands tall and commanding on the north of the double crescent of Aldwych.



**THE NEW STRAND ALDWYCH
PEDESTRIANISATION**
strandaldwych.org

ON YOUR
DOORSTEP





LETTINGS ENQUIRIES

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