

11 KEELEY STREET



11 KEELEY STREET



THE KODAK

COVENT GARDEN | WC2

WC2

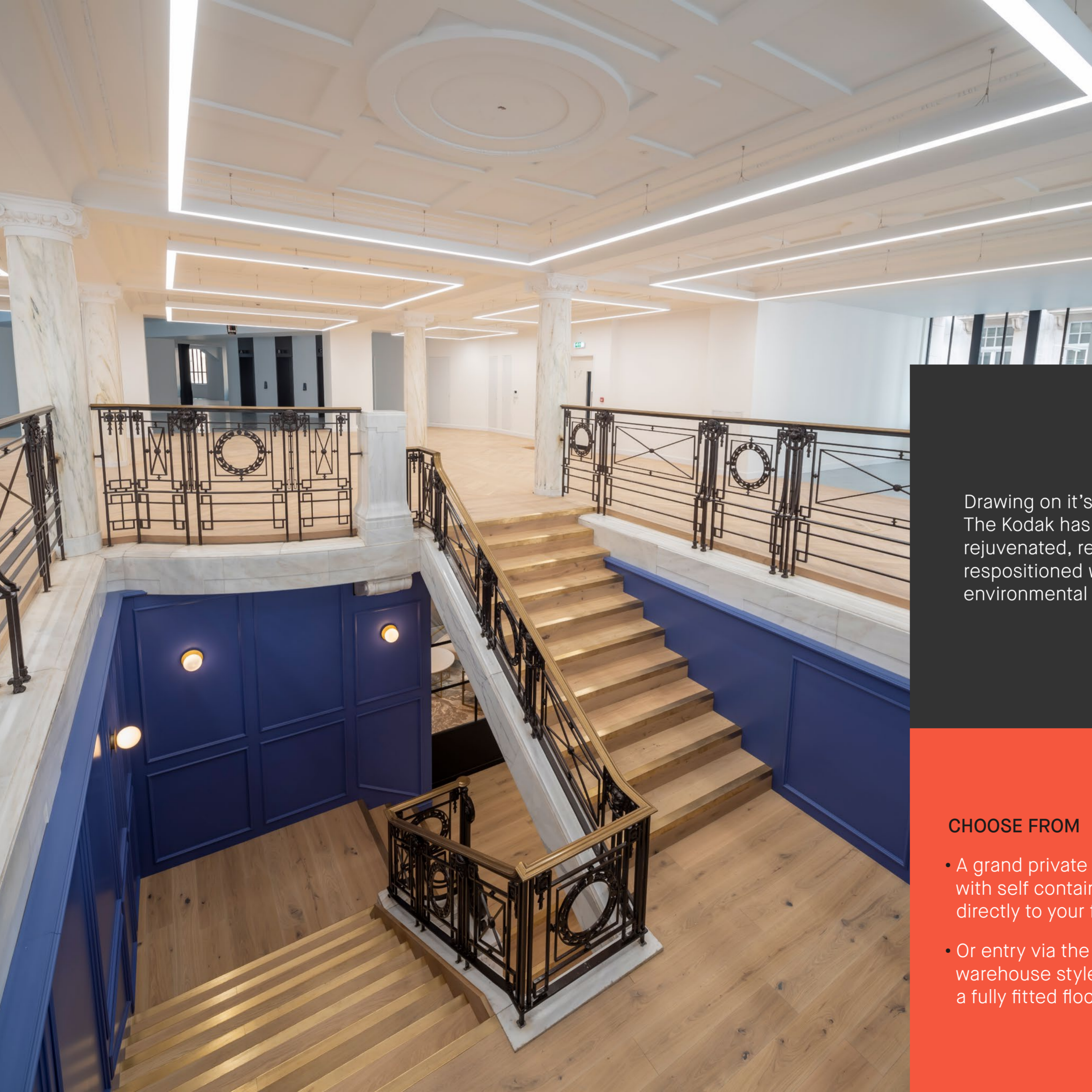
COVENT GARDEN

LDN

WC2

COVENT GARDEN

PICTURE YOURSELF HERE
CURRENT AVAILABILITY.



WELCOME TO THE KODAK.
AN OFFICE BUILDING
FRAMED FOR EVERY
PERSPECTIVE.

Drawing on its heritage, The Kodak has been rejuvenated, remodelled and repositioned whilst reducing environmental impact.

CHOOSE FROM

- A grand private entrance with self contained staircase directly to your floor.
- Or entry via the contemporary warehouse style reception to a fully fitted floor.



FIRST FLOOR. SHELL & FLOOR



THE KODAK OFFERS AN IMPRESSIVE RANGE OF OCCUPATION OPTIONS.

1 FULLY FITTED CAT A+
Everything ready for you to move in on the fully fitted 6th and ground floors. (Available Q1 2025)

2 SHELL & FLOOR
Fit out and spec the space on our 1st and 2nd floors to the exact needs of your business.

JOIN

PubMatic

reddit

CURZON
CINEMAS

MASECO

CURRENT AVAILABILITY.

7 LET

CURZON CINEMAS

6 8,144 SQ FT
757 SQ M

FULLY FITTED CAT A+ (Available Q1 2025)

5 LET

PUBMATIC LTD

4 LET

MASECO LLP

3 LET

REDDIT

2 8,831 SQ FT
820 SQ M

SHELL & FLOOR

1 8,356 SQ FT
776 SQ M

SHELL & FLOOR

G 2,761 SQ FT
257 SQ M

FULLY FITTED CAT A+ (Available Q1 2025)

B 5,748 SQ FT
534 SQ M

SHELL & CORE

INDICATIVE FIT OUTS



SECOND FLOOR



OFFICE SPACE
THAT WORKS.



GROUND FLOOR.

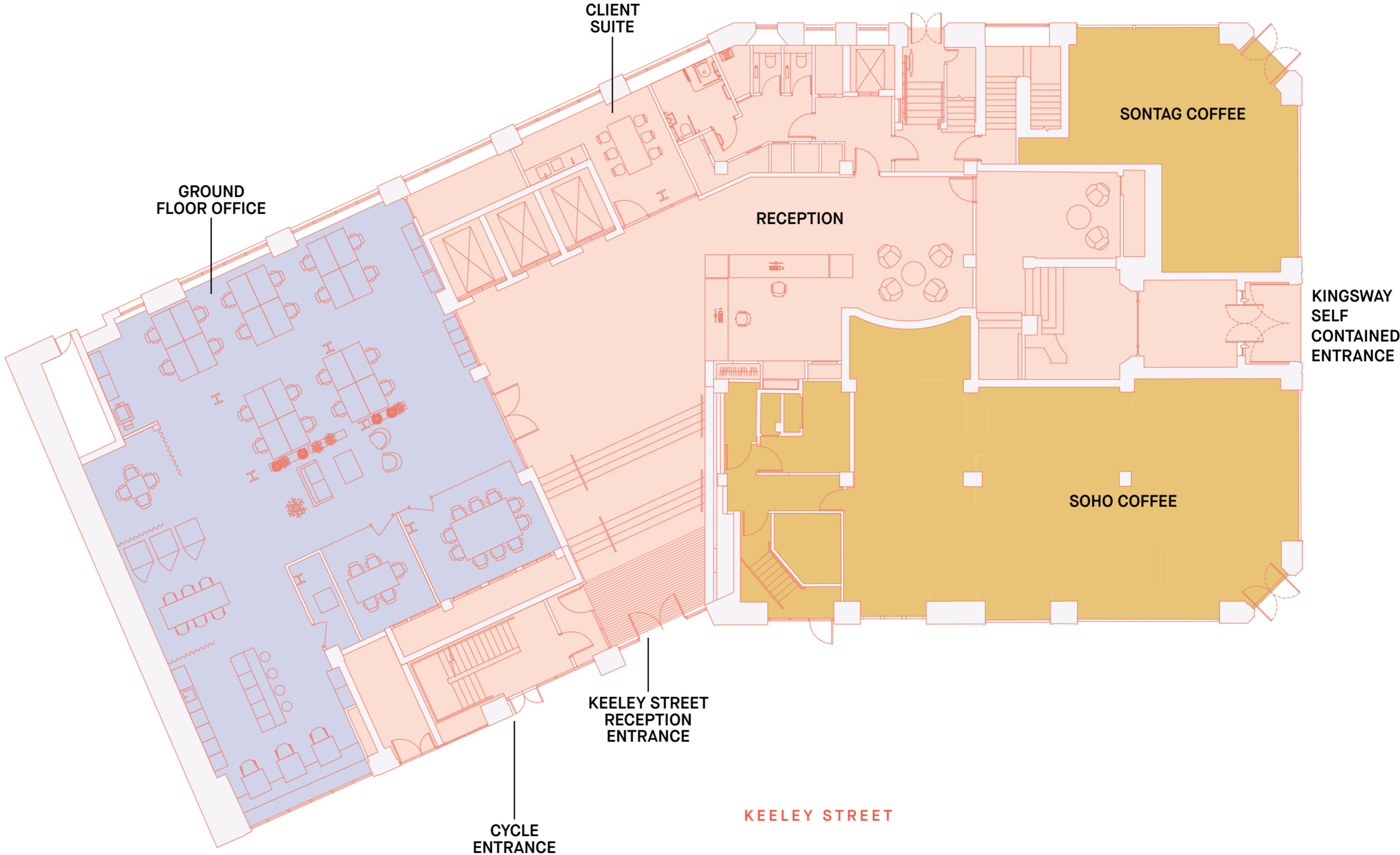
2,761 SQ FT
257 SQ M

SHELL & FLOOR

RECEPTION AREA



KEELEY STREET RECEPTION ENTRANCE



KINGSWAY

KEELEY STREET



Plans not to scale.
For indicative purpose only.

FIRST FLOOR.

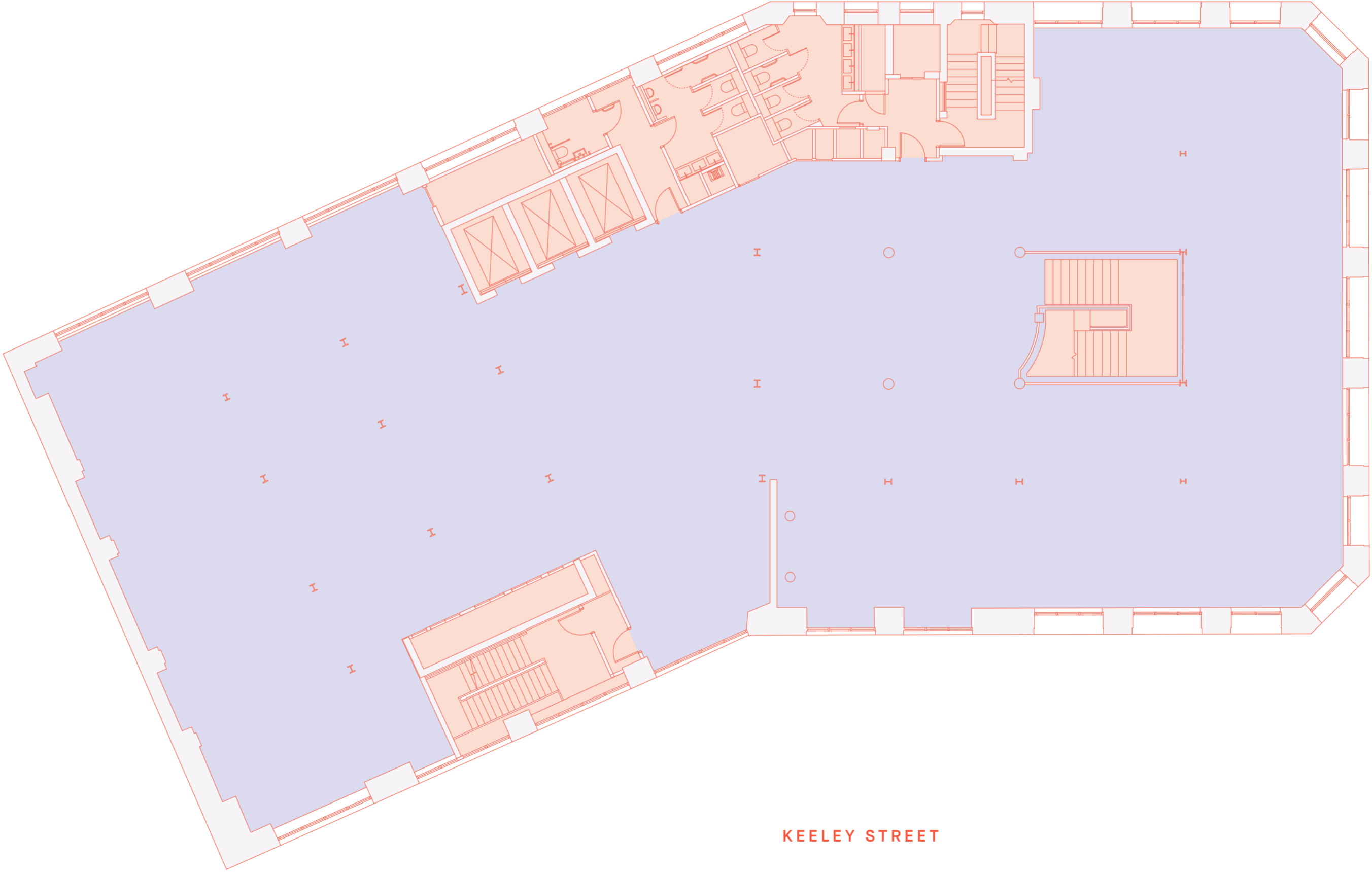
8,356 SQ FT
776 SQ M

SHELL & FLOOR

KINGSWAY SELF
CONTAINED ENTRANCE



FIRST FLOOR
STAIRCASE



KINGSWAY

KEELEY STREET



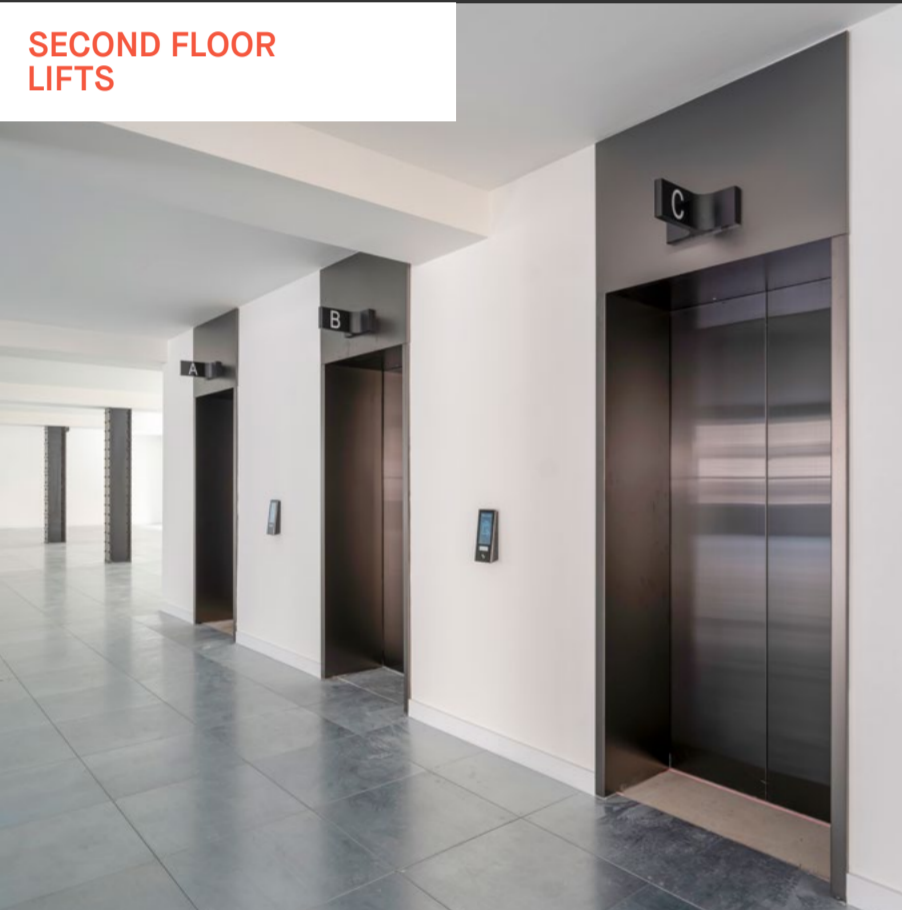
Plans not to scale.
For indicative purpose only.

SECOND FLOOR.

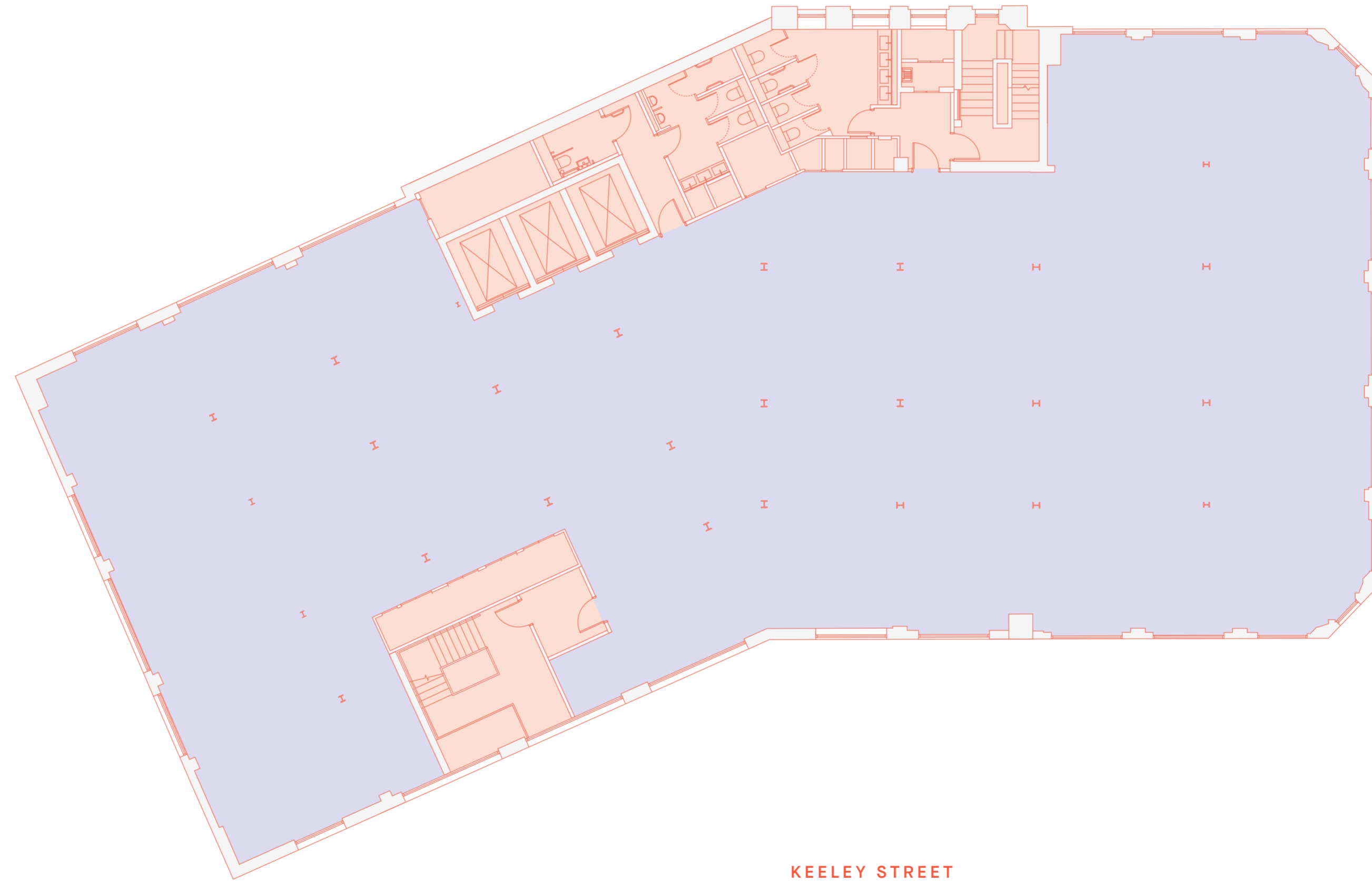
8,831 SQ FT
820 SQ M

SHELL & FLOOR

SECOND FLOOR LIFTS



SECOND FLOOR SHELL & FLOOR



KINGSWAY

KEELEY STREET



Plans not to scale.
For indicative purpose only.

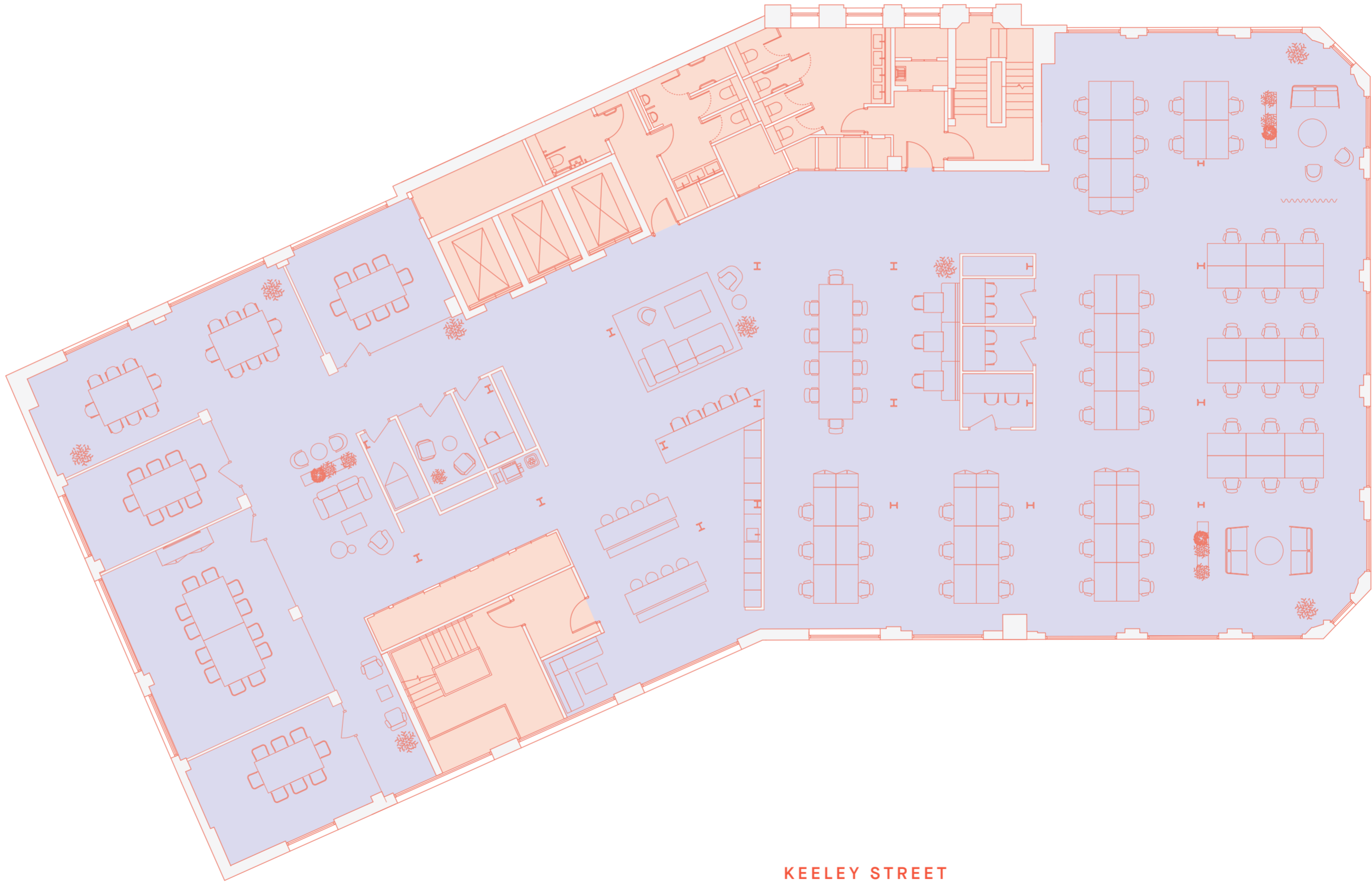
SIXTH FLOOR.

8,144 SQ FT
757 SQ M

FULLY FITTED CAT A+

AVAILABLE Q1 2025

- 54 Fixed workstations
- 26 Flex desks
- 1 12 person meeting room
- 3 8 person meeting rooms
- 3 Call / zoom booths
- Large kitchen
- Break out spaces throughout



KINGSWAY

KEELEY STREET



Plans not to scale.
For indicative purpose only.



61 cycle spaces



141 lockers



9 showers



THE BEST
WELLBEING
AND STAFF
FACILITIES.

FOCUS ON SPECIFICATION.

BREEAM®

EXCELLENT



EPC A



WiredScore:
'Platinum'



1:8 Occupancy



Dual aspect reception desk and communal tenant meeting room



Communal roof terrace

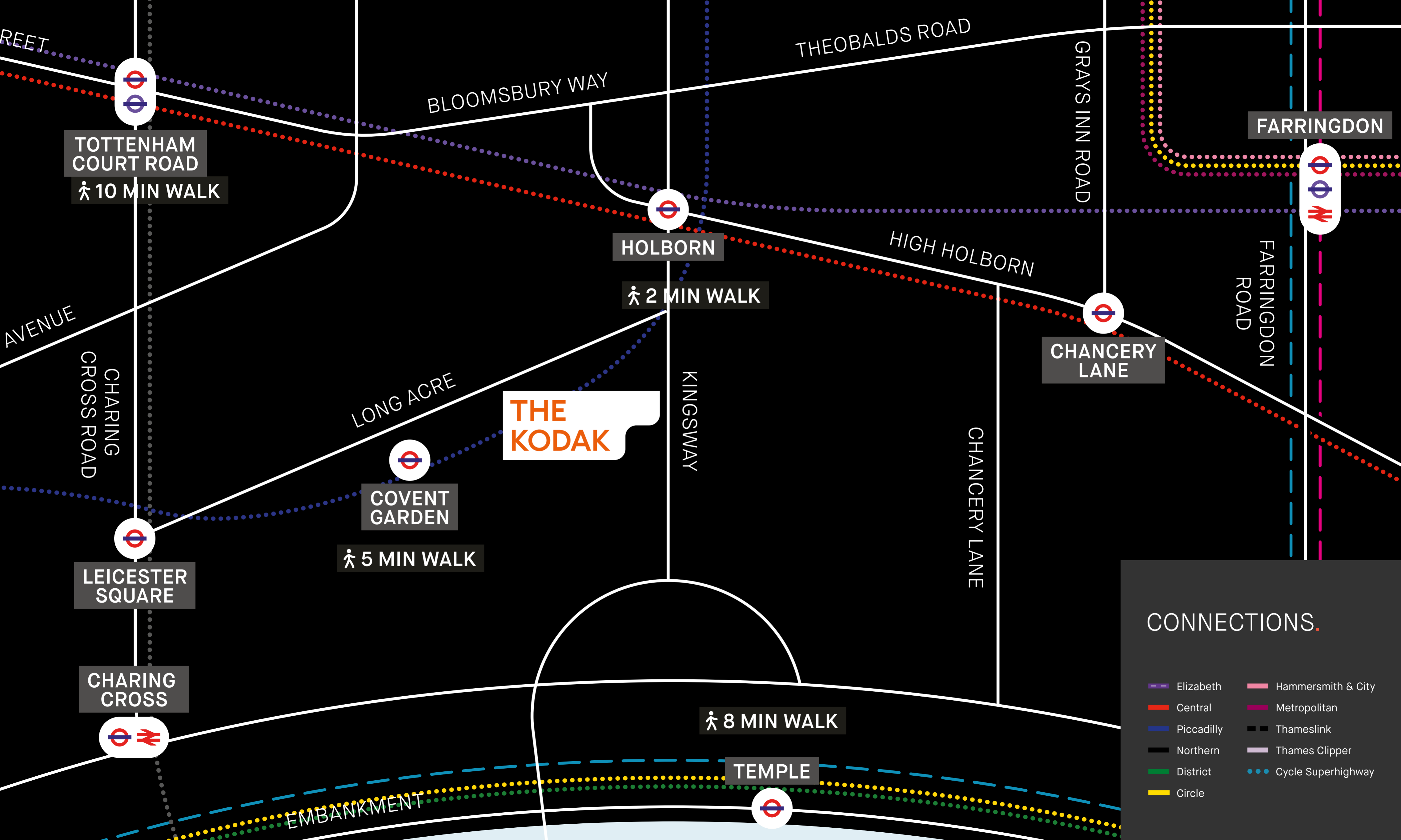


Significant embodied carbon saving relative to new build : 240 kg CO2e/m² compared to 800-1,000 kg CO2e/m²



Self contained Kingsway entrance option





TOTTENHAM COURT ROAD
 10 MIN WALK

HOLBORN
 2 MIN WALK

COVENT GARDEN
 5 MIN WALK

LEICESTER SQUARE

CHARING CROSS

8 MIN WALK

TEMPLE

THE KODAK

FARRINGTON

CHANCERY LANE

CONNECTIONS.

- Elizabeth
- Central
- Piccadilly
- Northern
- District
- Circle
- Hammersmith & City
- Metropolitan
- Thameslink
- Thames Clipper
- Cycle Superhighway



CONTACTS.



Toby Pritchard-Davies
toby.pritchard-davies@knightfrank.com
+44 7468 724 284

Nick Codling
nick.codling@knightfrank.com
+44 7917 593 469

Serena Harwood
serena.harwood@knightfrank.com
+44 7790 344 116

Marina Campbell
marina.campbell@knightfrank.com
+44 7814 067 404

Farebrother

Jules Hind
jhind@farebrother.com
+44 7976 839 011

Matt Causer
mcauser@farebrother.com
+44 7990 975 969

THEKODAK.COM

Clearbell

Clearbell is a privately-owned real estate fund management and advisory business known for thinking around, over and through challenges to find the best solutions. We invest in and advise on a diverse range of real estate projects across the UK.

MISREPRESENTATION
Knight Frank and Farebrother for themselves and for the lessors of this property whose agents they are give notice that: (1) the particulars are set out as a general outline only for the guidance of intending lessees, and do not constitute, nor constitute part of, an offer or contract; (2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them; (3) no person in the employment of Knight Frank and Farebrother has any authority to make or give representation or warranty whatever in relation to this property.
November 2024. 1014350

siren | +44 (0)20 7478 8300 | sirendesign.co.uk