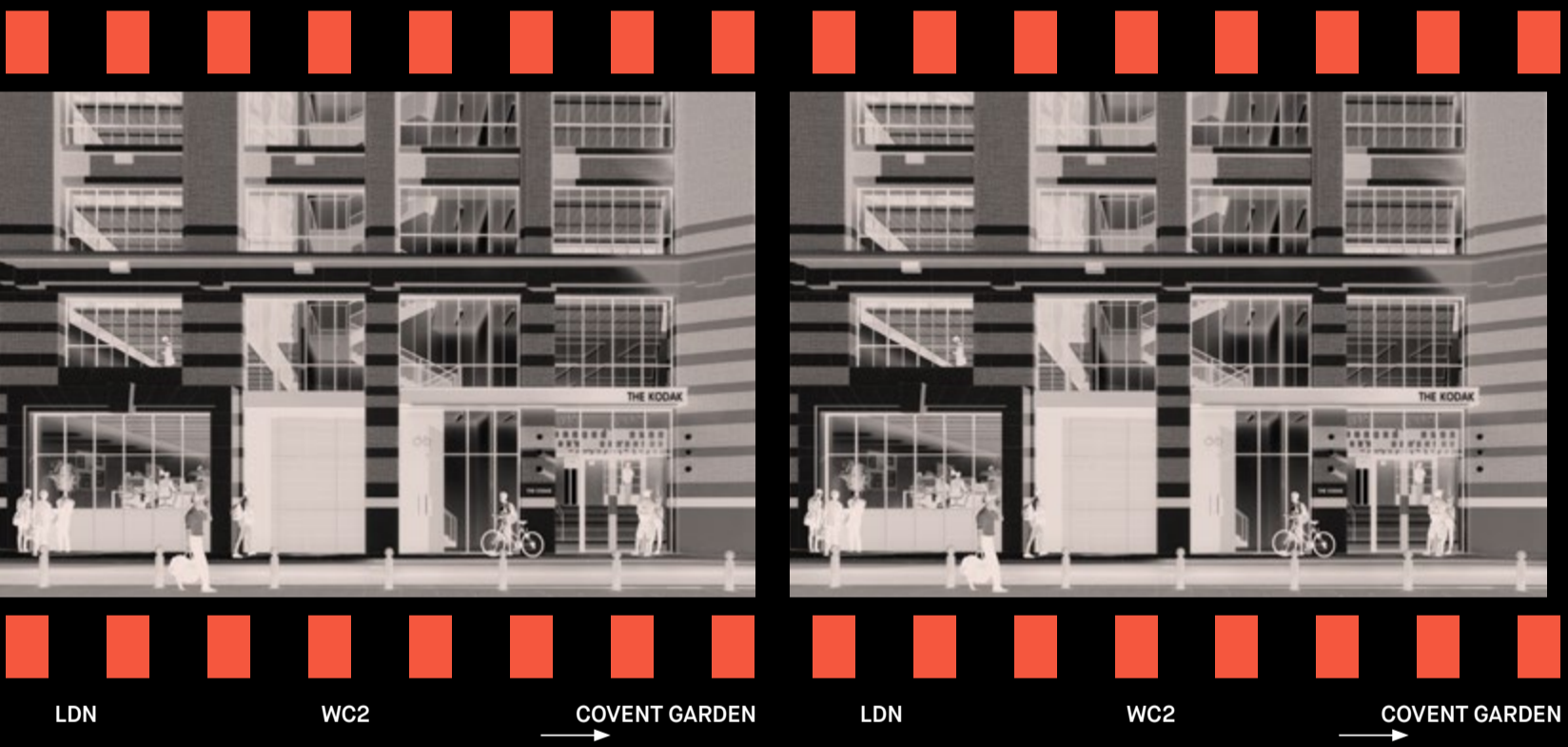


11 KEELEY STREET

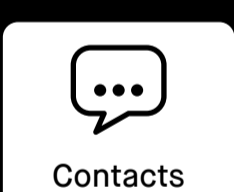
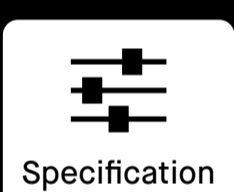
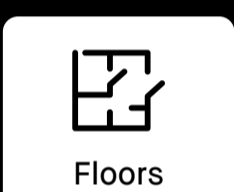
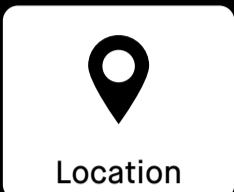
11 KEELEY STREET



# THE KODAK

11 KEELEY STREET | COVENT GARDEN | WC2

# THE BUILDING



THE  
KODAK

→  
**VIEW**  
Keeley Street

Drawing on its heritage as the former European Head Office of the Eastman Kodak Company, The Kodak has undergone a major and extensive refurbishment.

Enjoying a prominent Covent Garden / Kingsway position, the building combines period style and contemporary workspace.

The Kodak has been rejuvenated, remodelled and repositioned whilst minimising environmental impact.

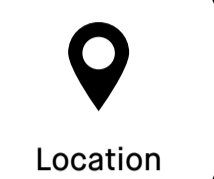
The building delivers a flexible market leading format with both Shell & Floor and Fully Fitted office space.



CGI



Building



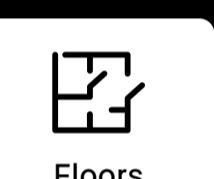
Location



Connections



Availability



Floors



Specification



Contacts



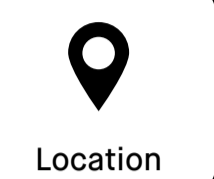


↑ Entrance  
Keeley Street

THE KODAK | Covent Garden WC2



Building



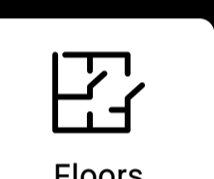
Location



Connections



Availability



Floors



Specification

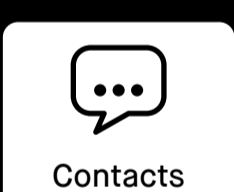
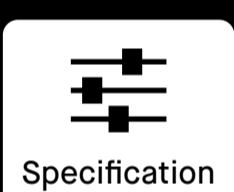
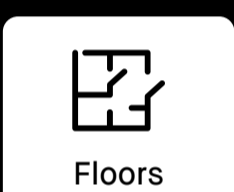
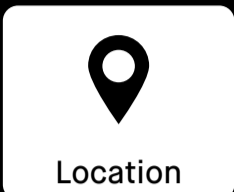


Contacts

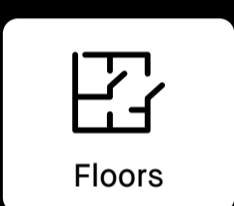
THE  
KODAK



↑ RECEPTION AREA  
Keeley Street



ENTRANCE  
Keeley Street



THE  
KODAK



↑ ENTRANCE  
Kingsway



Building



Location



Connections



Availability



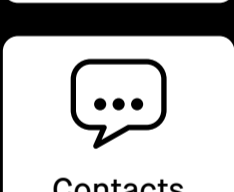
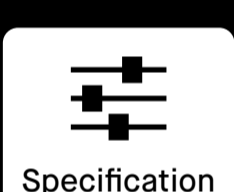
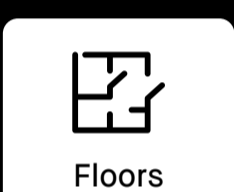
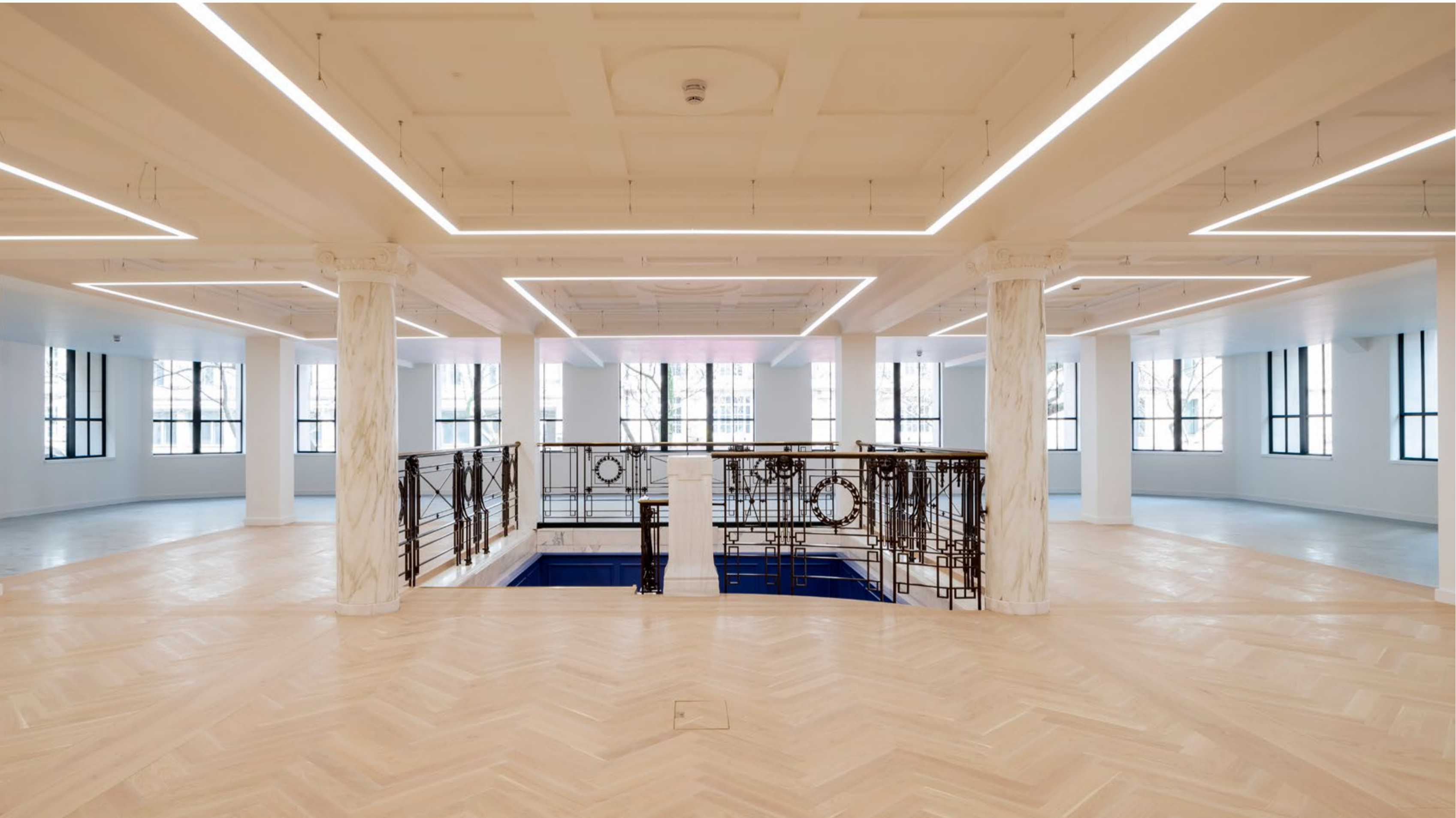
Floors



Specification



Contacts



↑ FIRST FLOOR

THE KODAK | Covent Garden WC2



REGENT'S PARK

WARREN STREET

EUSTON SQUARE

EUSTON STATION

FITZROVIA

THE BRITISH MUSEUM

RUSSELL SQUARE

TOTTENHAM COURT ROAD

COVENT GARDEN

HOLBORN

ROYAL OPERA HOUSE

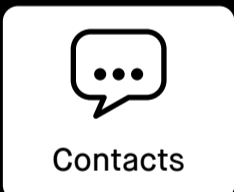
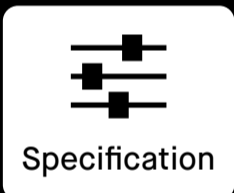
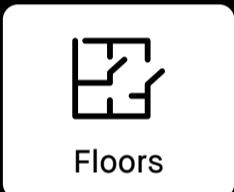
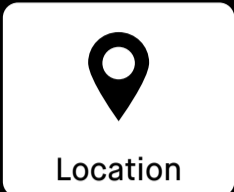
THE KODAK

COVENT GARDEN

LINCOLN'S INN FIELDS

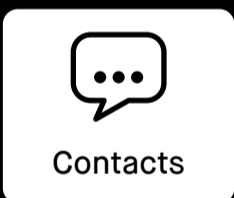
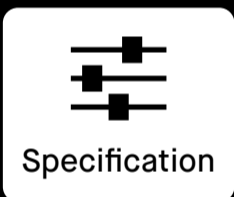
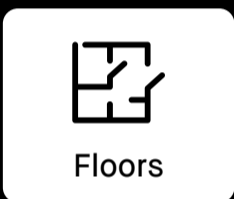
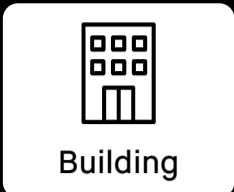
KINGSWAY

ALDWYCH



THE KODAK

# THE AMENITY



THE  
KODAK

# ALL WITHIN 10 MINUTES OF THE KODAK

COVENT GARDEN PIAZZA | 6 minutes



PAUL SMITH | 6 minutes



ST JOHN BAKERY | 8 minutes



BALTHAZAR | 5 minutes



THE DELAUNAY | 4 minutes



LINCOLN'S INN | 2 minutes

- Building
- Location
- Connections
- Availability
- Floors
- Specification
- Contacts



ROYAL OPERA HOUSE | 6 minutes

THE CORINTHIA | 10 minutes



THE SAVOY | 6 minutes



THE KODAK | Covent Garden WC2



THE HOXTON HOTEL | 3 minutes



Building



Location



Connections



Availability



Floors

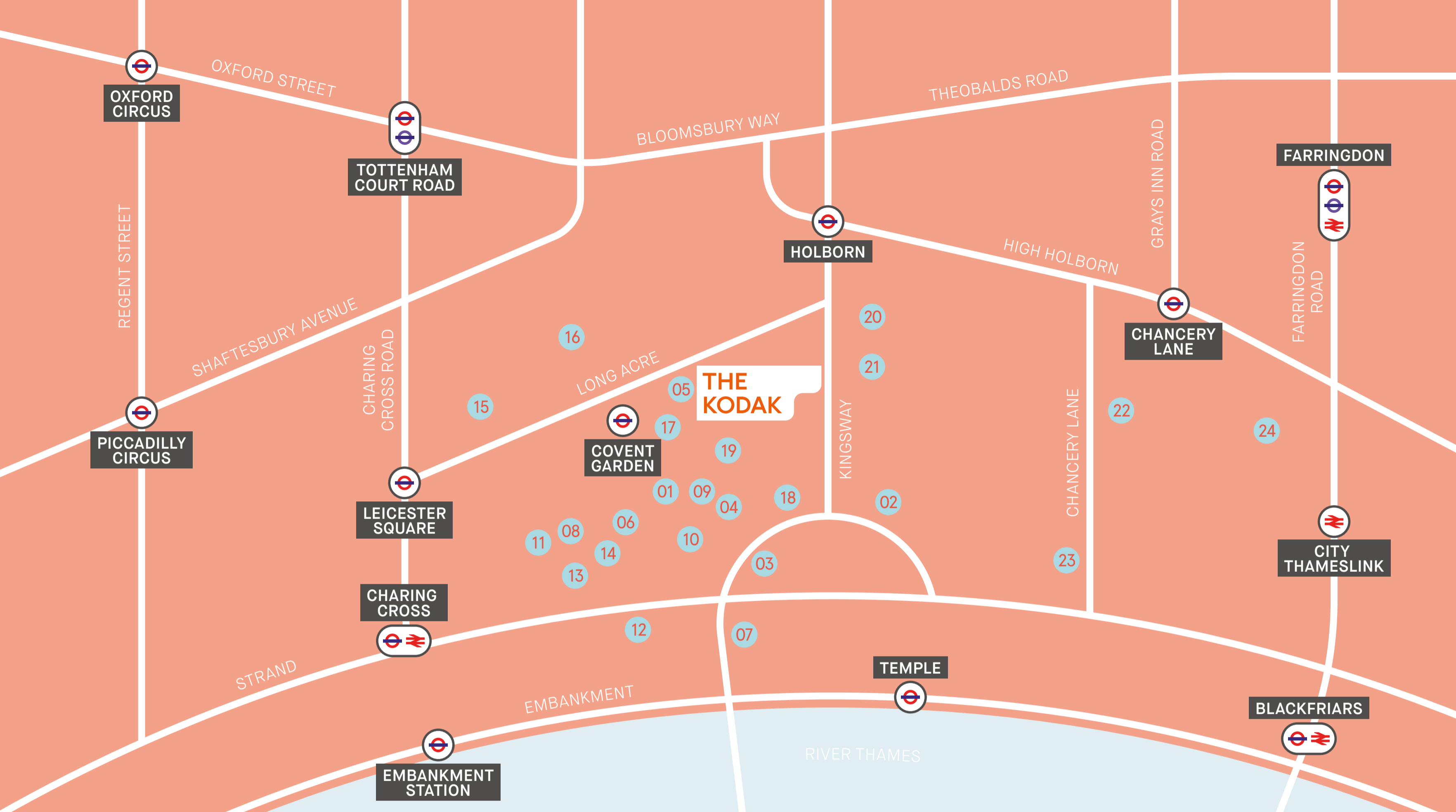


Specification



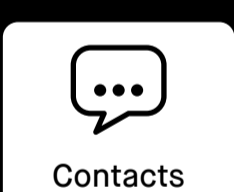
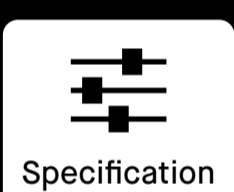
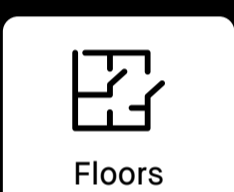
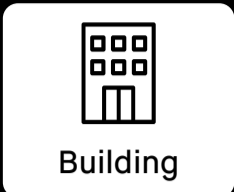
Contacts

THE  
KODAK



●  
FOOD  
& DRINK

- |                             |                           |                         |
|-----------------------------|---------------------------|-------------------------|
| 01 Sushi Samba              | 09 Balthazar              | 17 Busaba               |
| 02 Roka                     | 10 Champagne and Fromage  | 18 The Delaunay         |
| 03 Radio Rooftop Bar        | 11 Flat Iron              | 19 Wildwood             |
| 04 Opera Tavern             | 12 Savoy Grill / Simpsons | 20 Fields               |
| 05 Barrafina                | 13 Polpo Covent Garden    | 21 Coopers              |
| 06 The Ivy Grill            | 14 Franco Manca           | 22 The Pregnant Man     |
| 07 Spring at Somerset House | 15 Dishoom                | 23 Gaucho               |
| 08 Sticks'n'Sushi           | 16 Hawksmoor              | 24 Birley Sandwich Shop |



THE  
KODAK



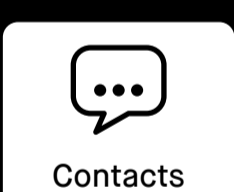
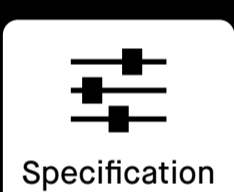
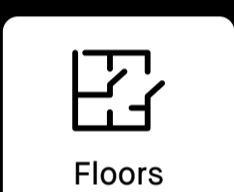
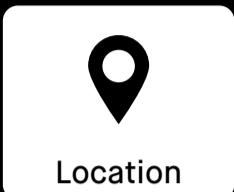
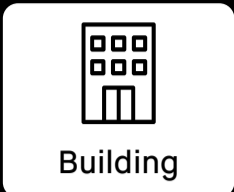
**LOCAL OCCUPIERS**

- 01 Samsung
- 02 Shiseido
- 03 Mishcon de Reya
- 04 Framestore
- 05 Publicis
- 06 Wasserman Media Group
- 07 CVC Capital Partners
- 08 Conde Nast
- 09 Bain & Co
- 10 The Economist
- 11 London School of Economics
- 12 Kings College London
- 13 Spotify
- 14 Soho Works
- 15 Verizon
- 16 Twitch
- 17 McKinsey
- 18 Rothesay Life
- 19 Blick Rothenberg
- 20 Fladgate
- 21 Amazon
- 22 Ascential
- 23 Mitsubishi
- 24 Industrial Light & Magic

- Building
- Location
- Connections
- Availability
- Floors
- Specification
- Contacts

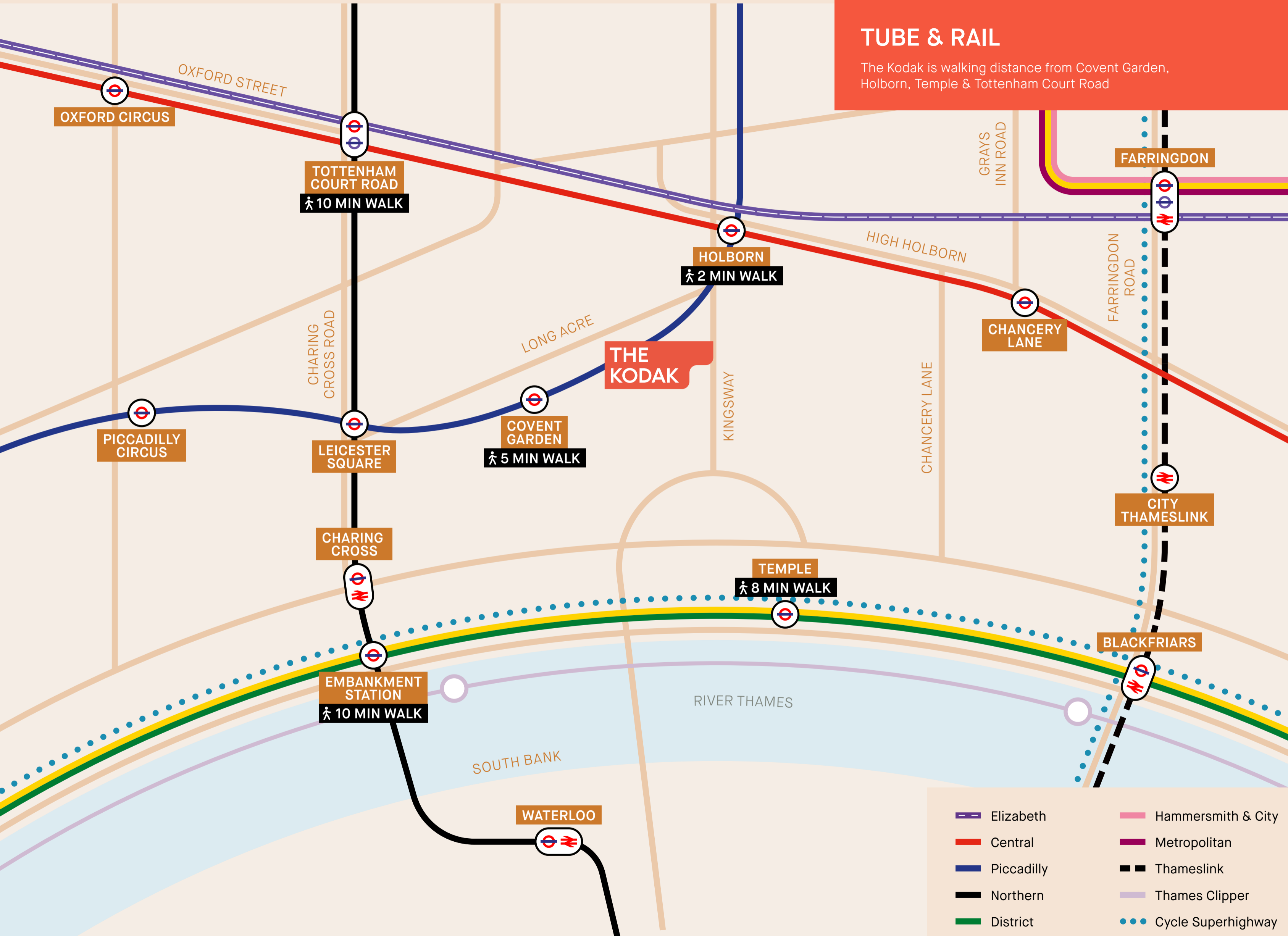


# GETTING AROUND



# TUBE & RAIL

The Kodak is walking distance from Covent Garden, Holborn, Temple & Tottenham Court Road



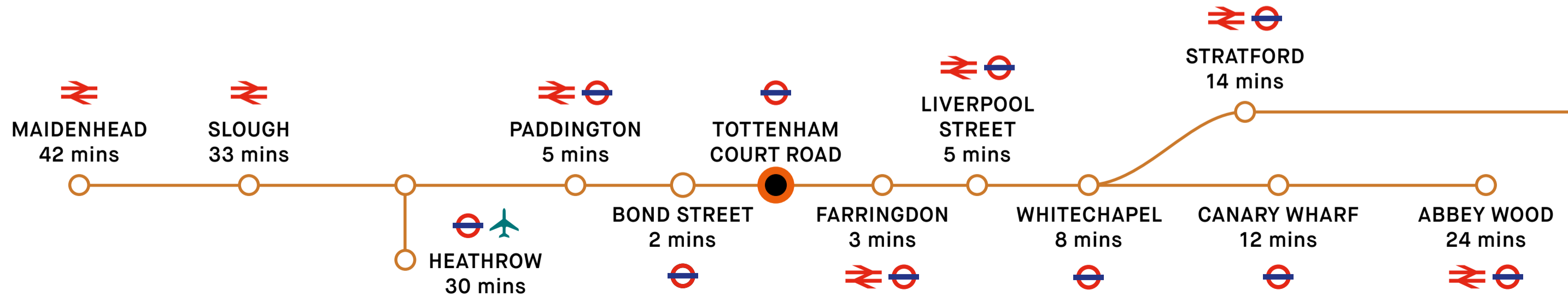
-  Building
-  Location
-  Connections
-  Availability
-  Floors
-  Specification
-  Contacts

# ELIZABETH LINE

## THE KODAK GREATLY BENEFITS FROM THE COMPLETION OF THE ELIZABETH LINE.

The new station is only one stop away via the Central line, or a 10 minute walk away.

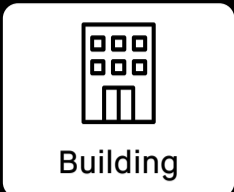
→  
NEW ELIZABETH LINE ENTRANCE AT TOTTENHAM COURT ROAD  
10 minutes walk



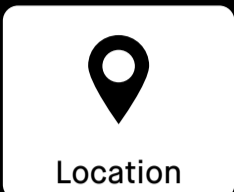
- Building
- Location
- Connections
- Availability
- Floors
- Specification
- Contacts



# REJUVENATED



Building



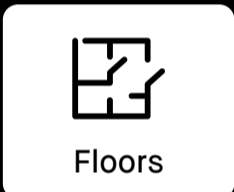
Location



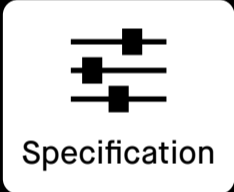
Connections



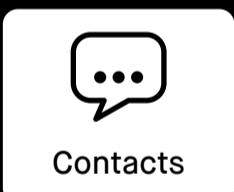
Availability



Floors



Specification



Contacts

THE  
KODAK

## A HQ BUILDING

The Kodak has been comprehensively refurbished to create one of the most exciting new office developments in Covent Garden.

Celebrating many period features in what was Kodak's original European headquarters, it offers a contemporary home for modern business.



## NEW ENTRANCE

The Kodak benefits from an impressive new entrance with the reception relocated onto Keeley Street.

←  
ENTRANCE  
Keeley Street



Building



Location



Connections



Availability



Floors



Specification



Contacts

THE  
KODAK



↑ RECEPTION AREA  
Waiting Area



Building



Location



Connections



Availability



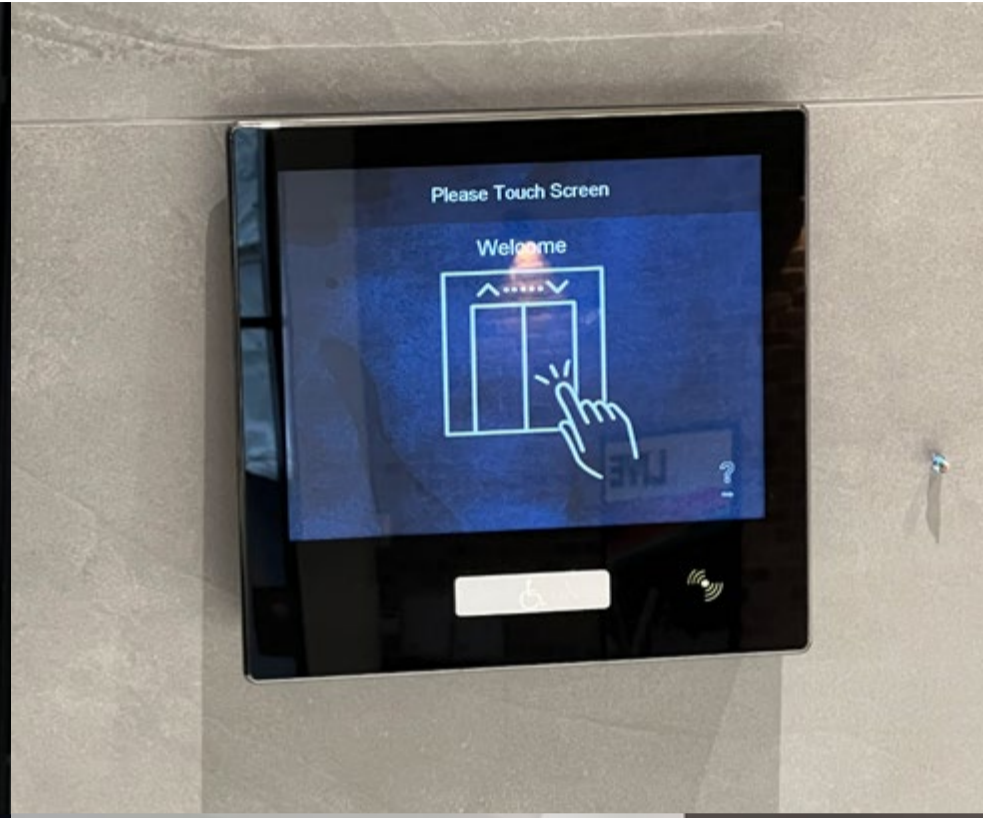
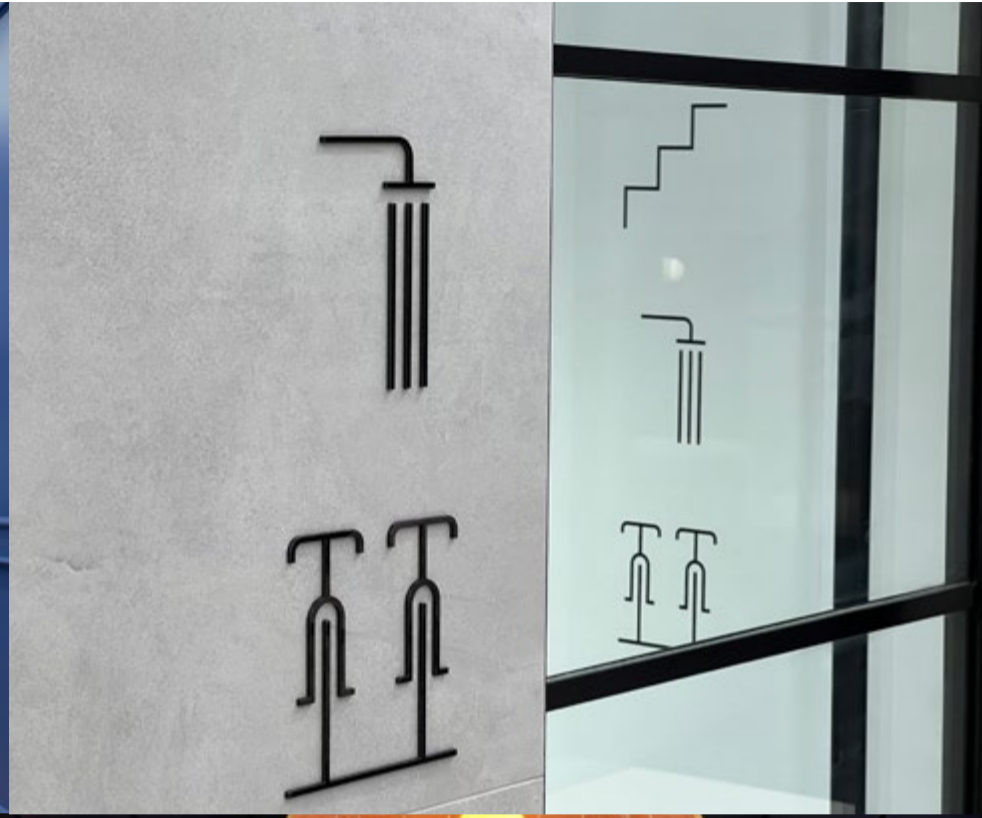
Floors



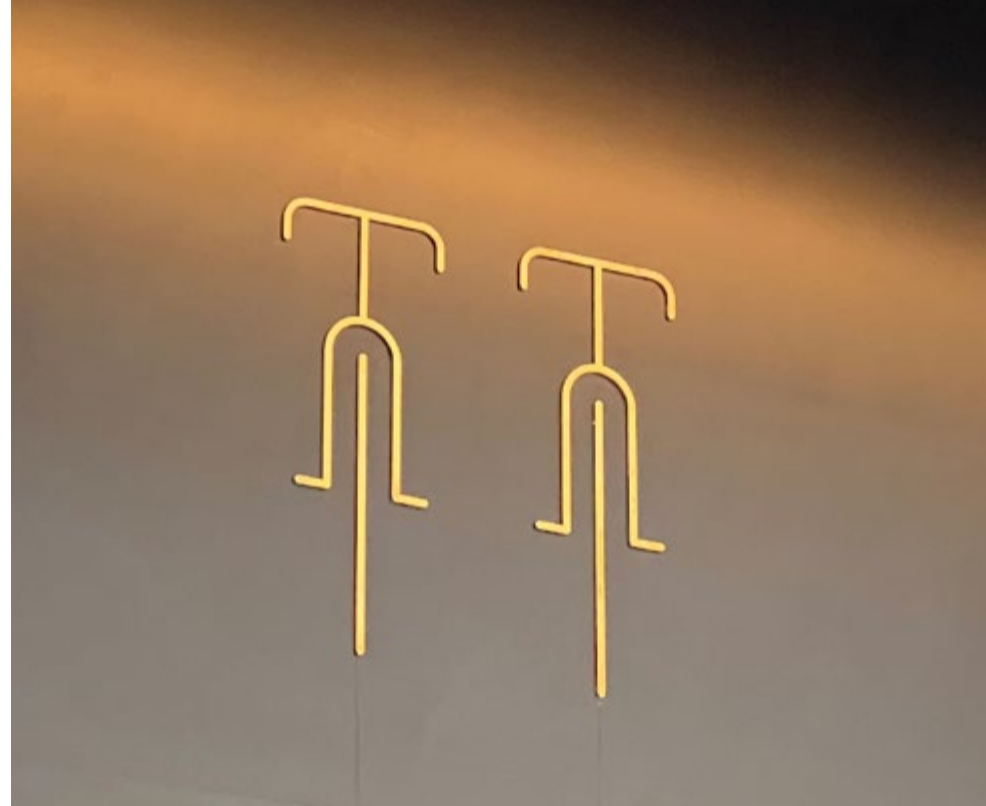
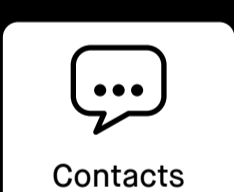
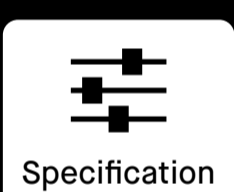
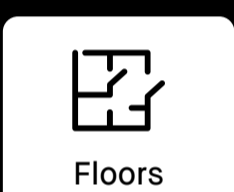
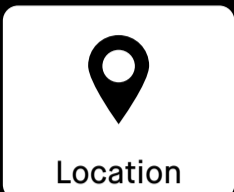
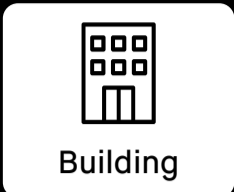
Specification



Contacts

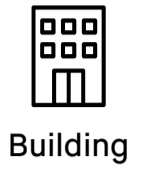


← WAYFINDING AND DETAIL



THE KODAK

→  
COMMUTER  
FACILITIES



Building



Location



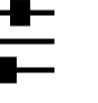
Connections



Availability



Floors



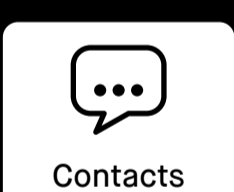
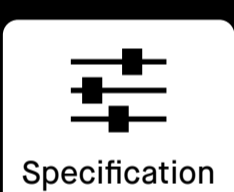
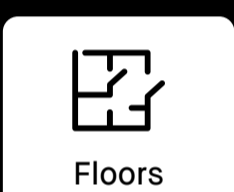
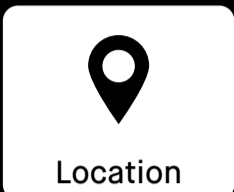
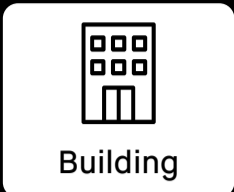
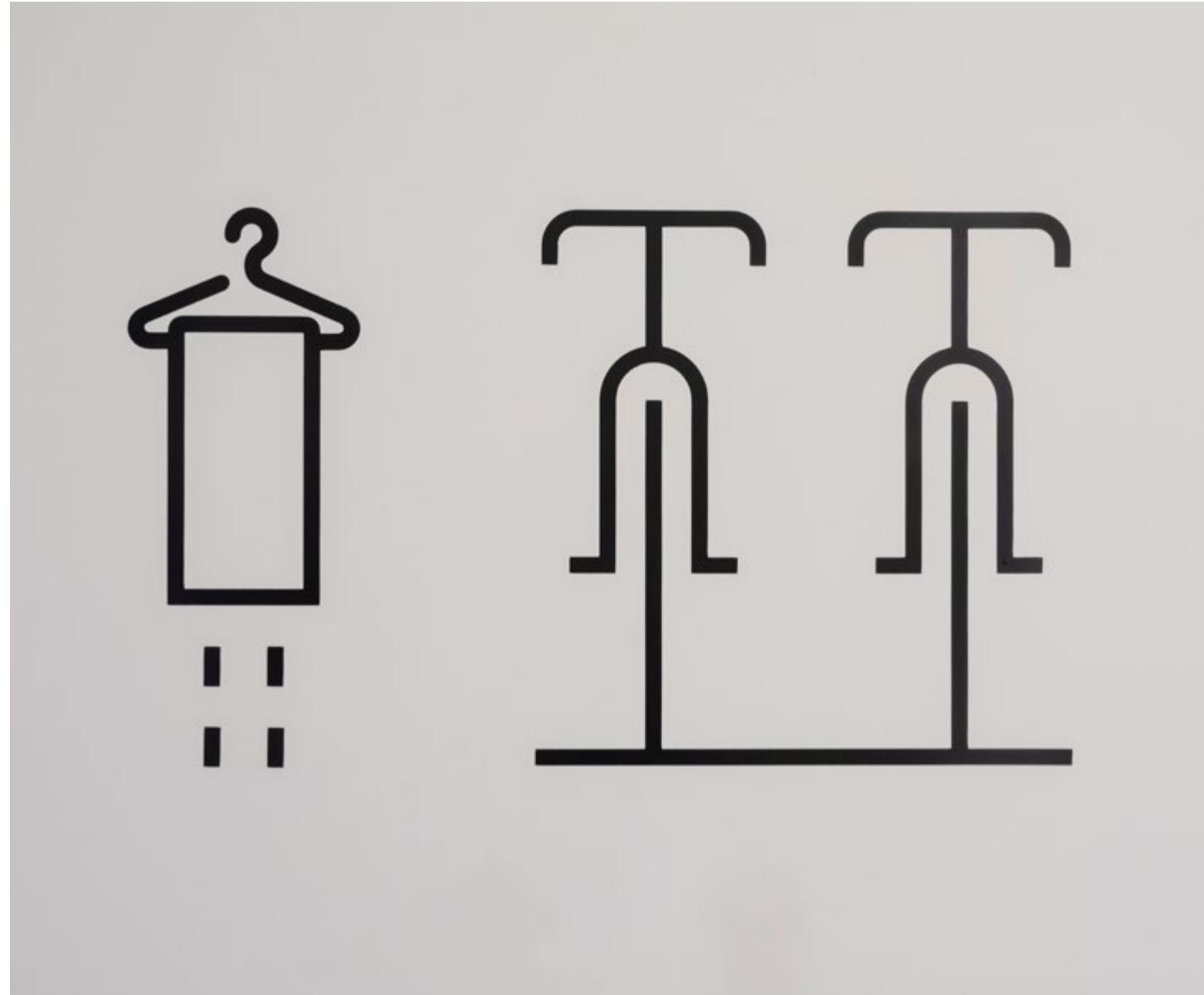
Specification



Contacts

THE  
KODAK

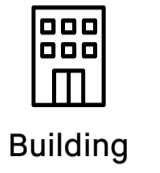
→  
COMMUTER  
FACILITIES



VIEW TOWARDS  
ALDWYCH



CGI



Building



Location



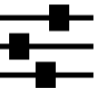
Connections



Availability



Floors



Specification



Contacts

THE  
KODAK

↓ ROOF TERRACE



Building



Location



Connections



Availability



Floors



Specification

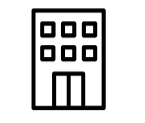


Contacts

THE  
KODAK

# SCHEDULE OF FLOORS – ULTIMATE FLEXIBILITY

0	THE KODAK WC2	1	THE KODAK WC2	2	THE KODAK WC2	3	THE KODAK WC2	4	THE KODAK WC2	5	THE KODAK WC2
0	0A	1	1A	2	2A	3	3A	4	4A	5	5A
6	THE KODAK WC2	7	THE KODAK WC2	8	THE KODAK WC2	9	THE KODAK WC2	10	THE KODAK WC2	11	THE KODAK WC2
6	6A	7	7A	8	8A	9	9A	10	10A	11	11A
12	THE KODAK WC2	13	THE KODAK WC2	14	THE KODAK WC2	15	THE KODAK WC2	16	THE KODAK WC2	17	THE KODAK WC2
12	12A	13	13A	14	14A	15	15A	16	16A	17	17A
18	THE KODAK WC2	19	THE KODAK WC2	20	THE KODAK WC2	21	THE KODAK WC2	22	THE KODAK WC2	23	THE KODAK WC2
18	18A	19	19A	20	20A	21	21A	22	22A	23	23A



Building



Location



Connections



Availability



Floors



Specification



Contacts

THE  
KODAK

# AVAILABILITY

**7 LET**

**6** 8,144 SQ FT  
757 SQ M

**5 LET**

**4 LET**

**3 LET**

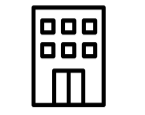
**2** 8,831 SQ FT  
820 SQ M

**1** 8,356 SQ FT  
776 SQ M

**G** 2,761 SQ FT  
257 SQ M



**TOTAL AVAILABLE 28,092 SQ FT / 2,610 SQ M**



Building



Location



Connections



Availability



Floors



Specification



Contacts

**THE  
KODAK**

## AVAILABILITY

THERE ARE A RANGE OF FLOOR FINISHES THROUGHOUT THE BUILDING, ALLOWING OCCUPIERS TO DIRECTLY INFLUENCE THE STYLE OF THEIR WORKSPACE.

This approach to the refurbishment enables The Kodak to minimise waste and thereby limit the environmental impact of the project. Floors can however be completed to any required finish subject to agreement.

**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)**



Building



Location



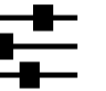
Connections



Availability



Floors

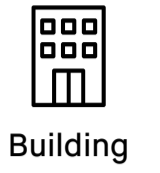


Specification



Contacts

**THE  
KODAK**



Building



Location



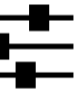
Connections



Availability



Floors



Specification

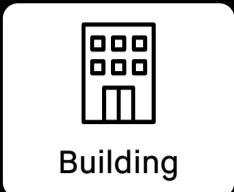


Contacts

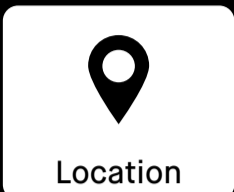
THE  
KODAK

↑ NOW LET FULLY FITTED THIRD FLOOR

THE KODAK | Covent Garden WC2



Building



Location



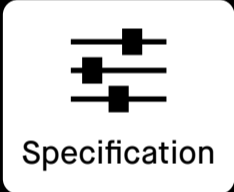
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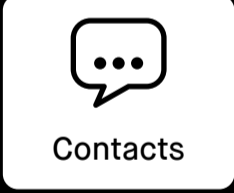
Availability



Floors



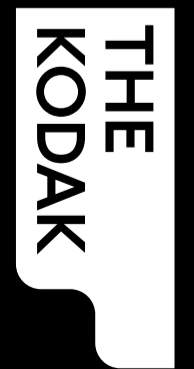
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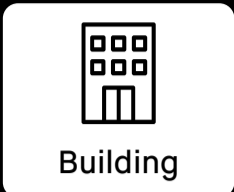
Contacts

↑ SIXTH FLOOR

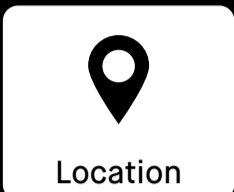
THE KODAK | Covent Garden WC2



# FLOOR PLANS



Building



Location



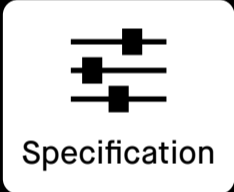
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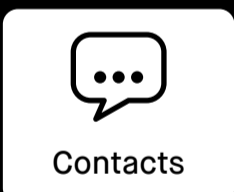
Availability



Floors



Specification

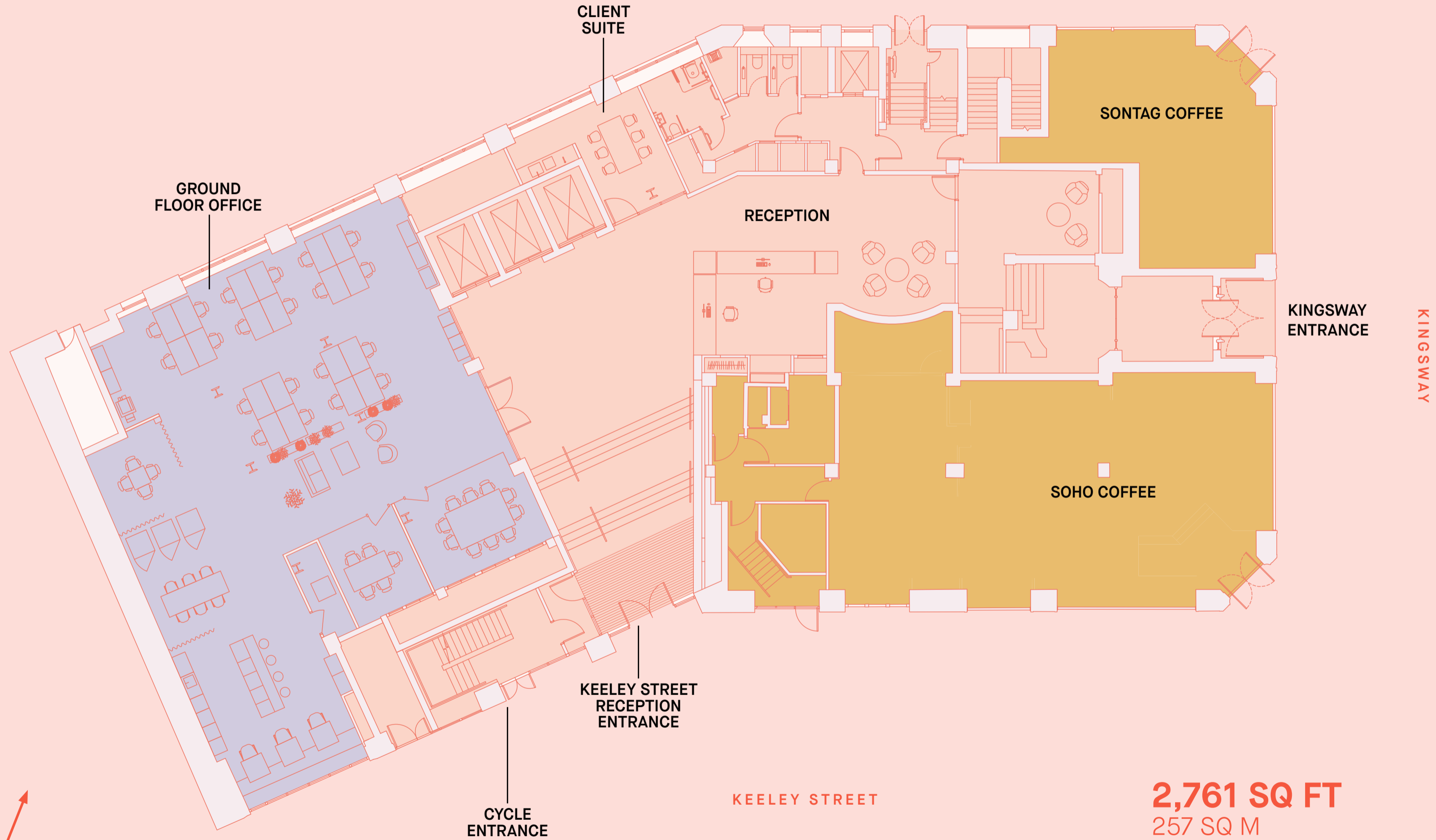


Contacts

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# GROUND FLOOR PLAN

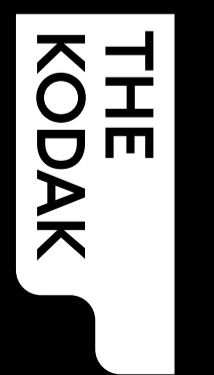
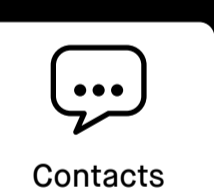
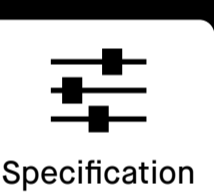
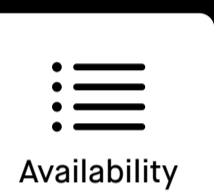
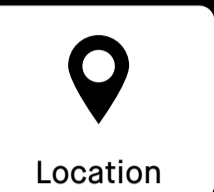
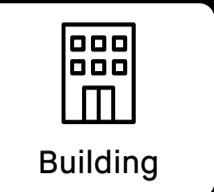
G



**2,761 SQ FT**  
257 SQ M

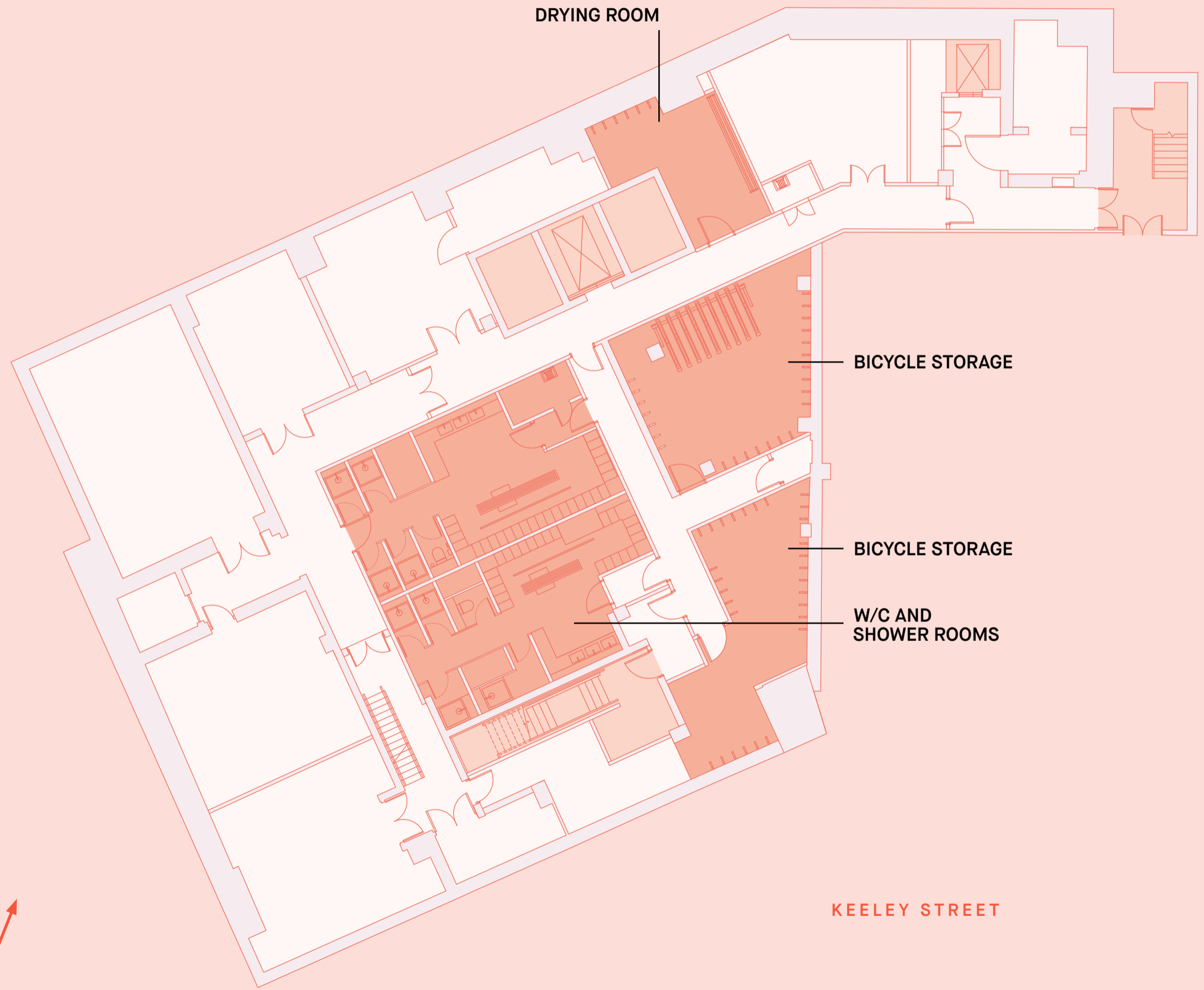
Plans not to scale. For indicative purpose only.

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# LOWER GROUND FLOOR PLAN

LG



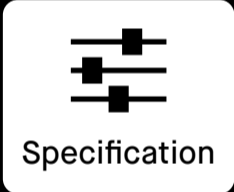
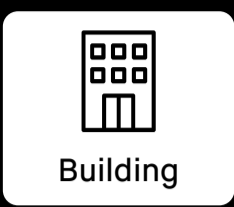
KINGSWAY

KEELEY STREET



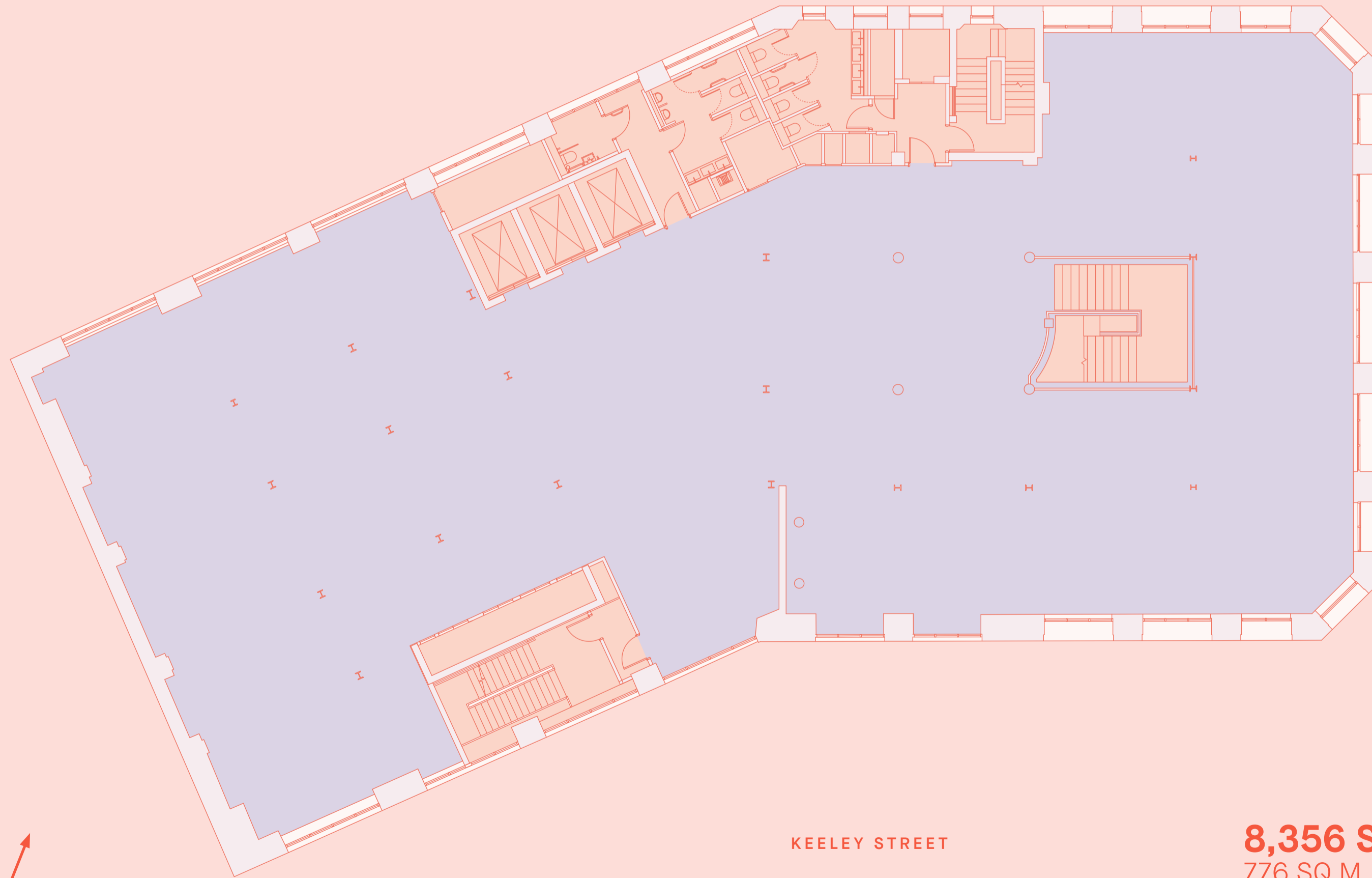
Plans not to scale. For indicative purpose only.

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# FIRST FLOOR PLAN

1



KEELEY STREET

KINGSWAY

**8,356 SQ FT**  
776 SQ M

Plans not to scale. For indicative purpose only.

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Building



Location



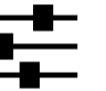
Connections



Availability



Floors

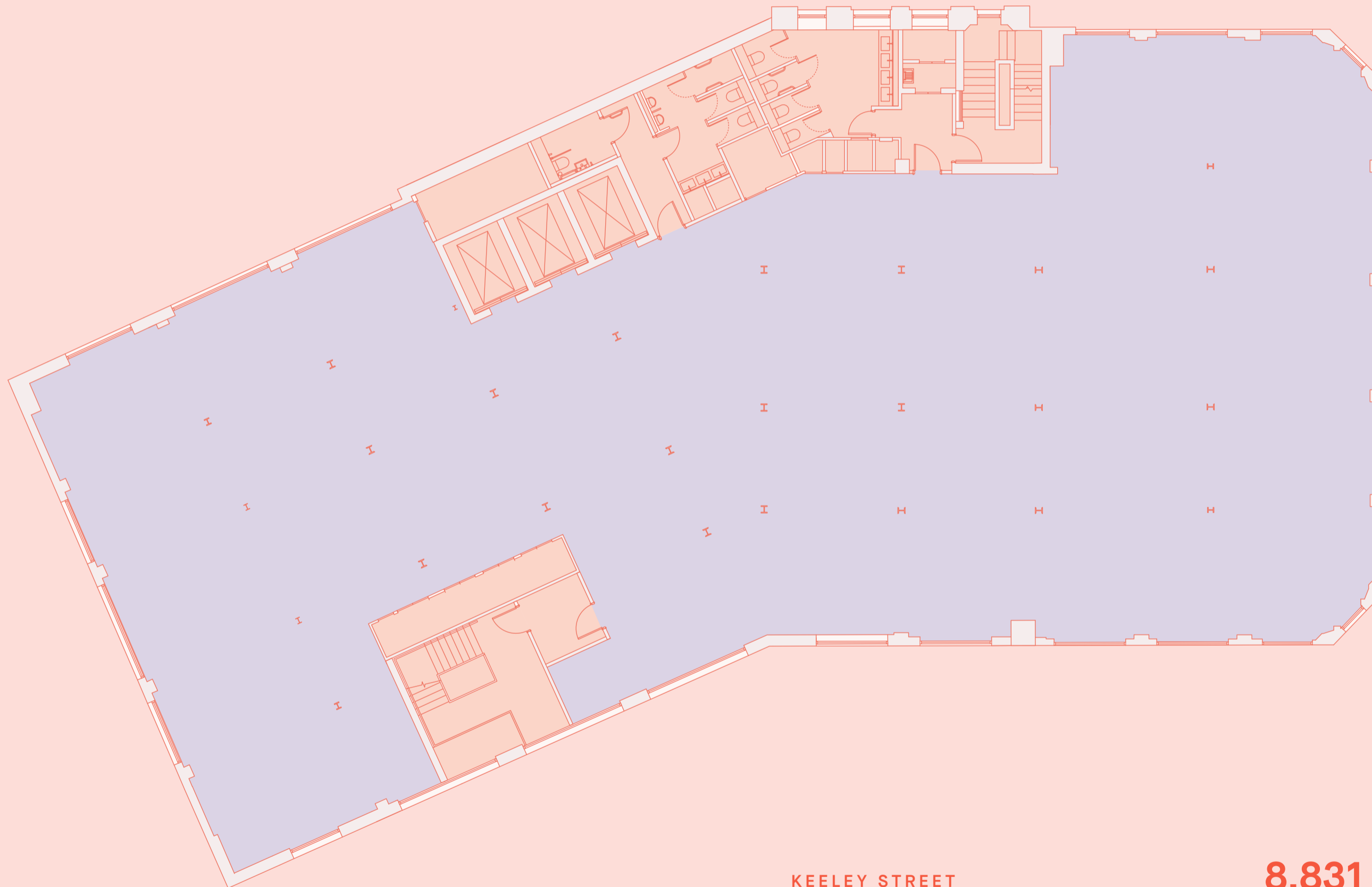


Specification



Contacts

THE  
KODAK



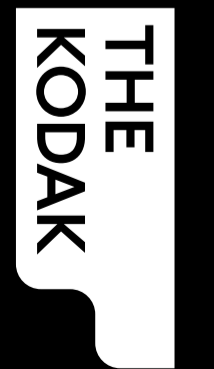
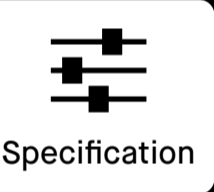
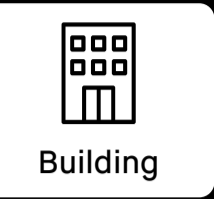
KEELEY STREET

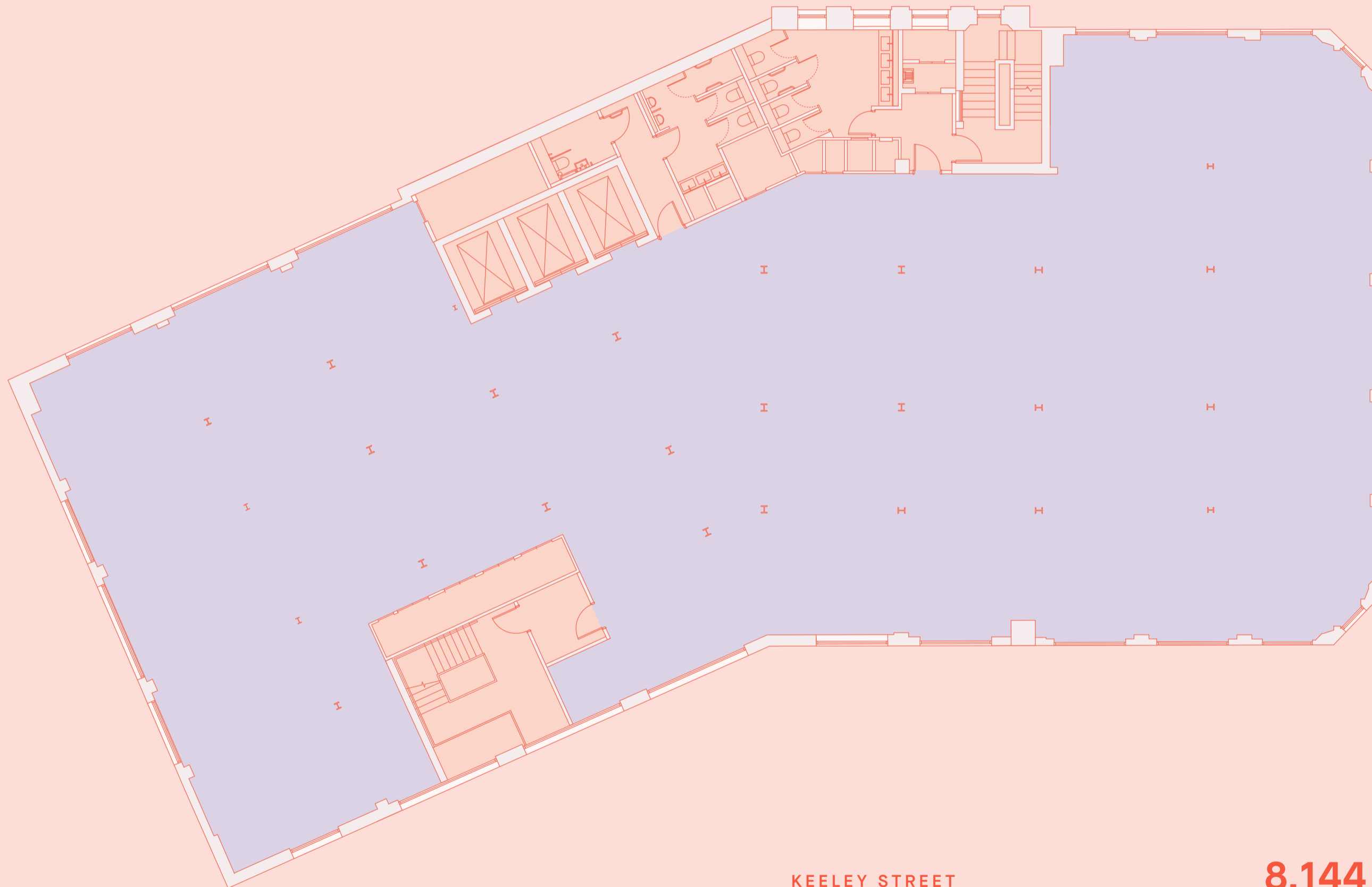
KINGSWAY

**8,831 SQ FT**  
820 SQ M

Plans not to scale. For indicative purpose only.

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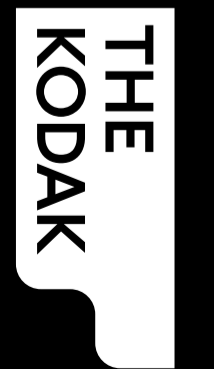
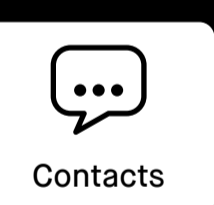
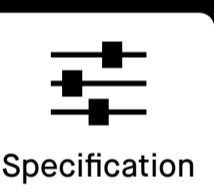
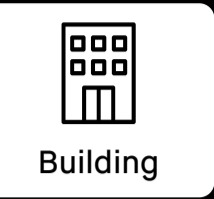
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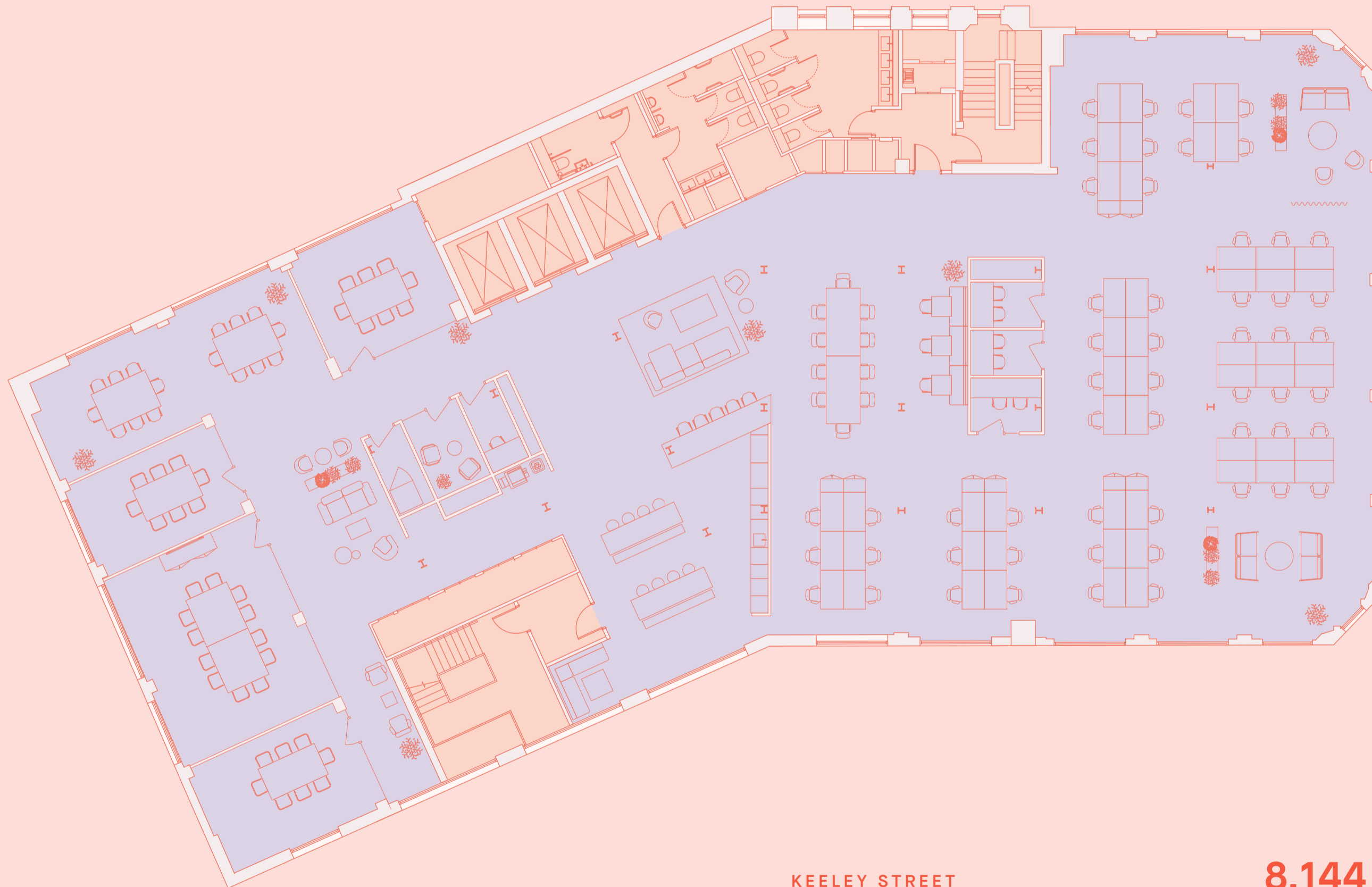
KINGSWAY

**8,144 SQ FT**  
757 SQ M

Plans not to scale. For indicative purpose only.

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KINGSWAY

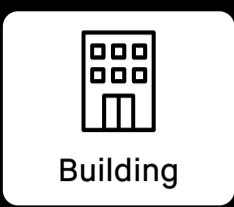
KEELEY STREET

**8,144 SQ FT**  
757 SQ M



Plans not to scale. For indicative purpose only.

THE KODAK | Covent Garden WC2



Building



Location



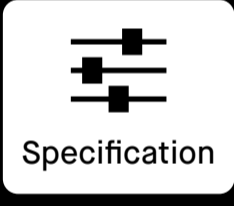
Connections



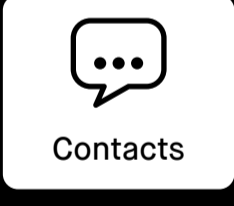
Availability



Floors



Specification

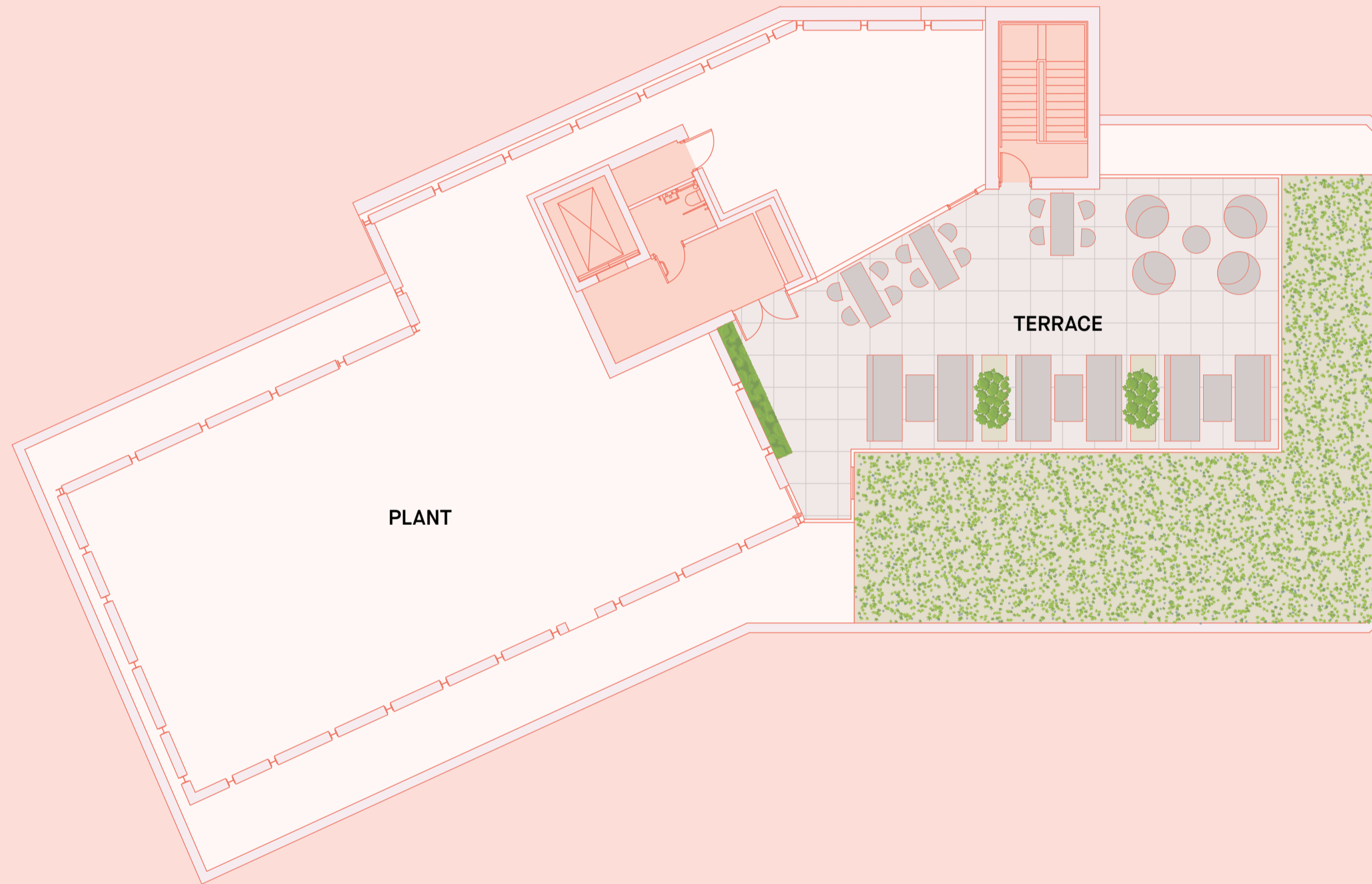


Contacts



# ROOF TERRACE

T



KINGSWAY

KEELEY STREET

**1,248 SQ FT**  
116 SQ M



Plans not to scale. For indicative purpose only.

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Building



Location



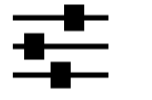
Connections



Availability



Floors



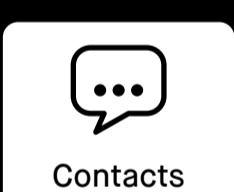
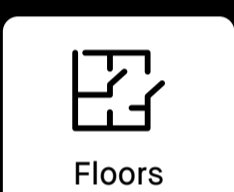
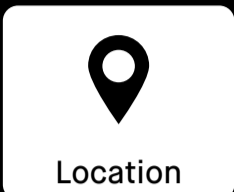
Specification



Contacts

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# ENVIRONMENT, WELLBEING AND SPECIFICATION



# DESIGNED FOR SUSTAINABILITY AND THE ENVIRONMENT – an iconic building regenerated and enhanced



**BREEAM<sup>®</sup>**

**EXCELLENT**




**WELL GOLD**

**GOLD**




**EPC A**

## HEALTH




- Flooded with natural light
- Touch free access throughout
- Enhanced fresh air supply

## WELLBEING




- Extensive new end of journey facilities
- A large roof terrace open to all
- WELL recognised building material choices

## COMMUNITY

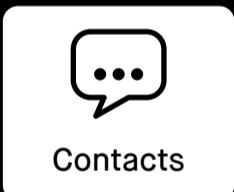
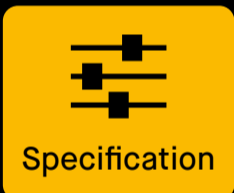
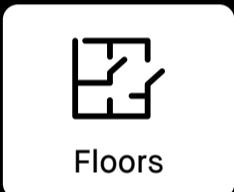
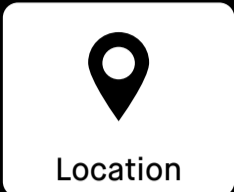
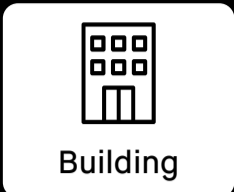


- Smart Spaces app for all occupiers
- Multi function client suite on ground floor
- Dual aspect reception desk with space to dwell

## ENVIRONMENT



- Green roof for biodiversity
- Low flow water use
- Extensive use of cross laminated timber



# SUMMARY SPECIFICATION



1:8 Occupancy



Exposed services



Communal Roof Terrace



New commuter facilities with 61 cycle spaces, 141 lockers & 9 showers



Significant embodied carbon saving relative to new build : 240 kg CO<sub>2</sub>e/m<sup>2</sup> compared to 800-1,000 kg CO<sub>2</sub>e/m<sup>2</sup>



Dual aspect reception desk and communal tenant meeting room



WiredScore: 'Platinum'



Smart Spaces multi function app



Self contained Kingsway entrance option



Building



Location



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Availability



Floors



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Contacts



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KEELEY STREET

KEELEY STREET



**Toby Pritchard-Davies**

toby.pritchard-davies@knightfrank.com

+44 7468 724 284

**Marina Campbell**

marina.campbell@knightfrank.com

+44 7814 067 404

**Nick Codling**

nick.codling@knightfrank.com

+44 7917 593 469

**Serena Harwood**

serena.harwood@knightfrank.com

+44 7790 344 116

Farebrother

**Jules Hind**

jhind@farebrother.com

+44 7976 839 011

**Matt Causer**

mcauser@farebrother.com

+44 7990 975 969

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WC2 →

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Clearbell

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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. S012236

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