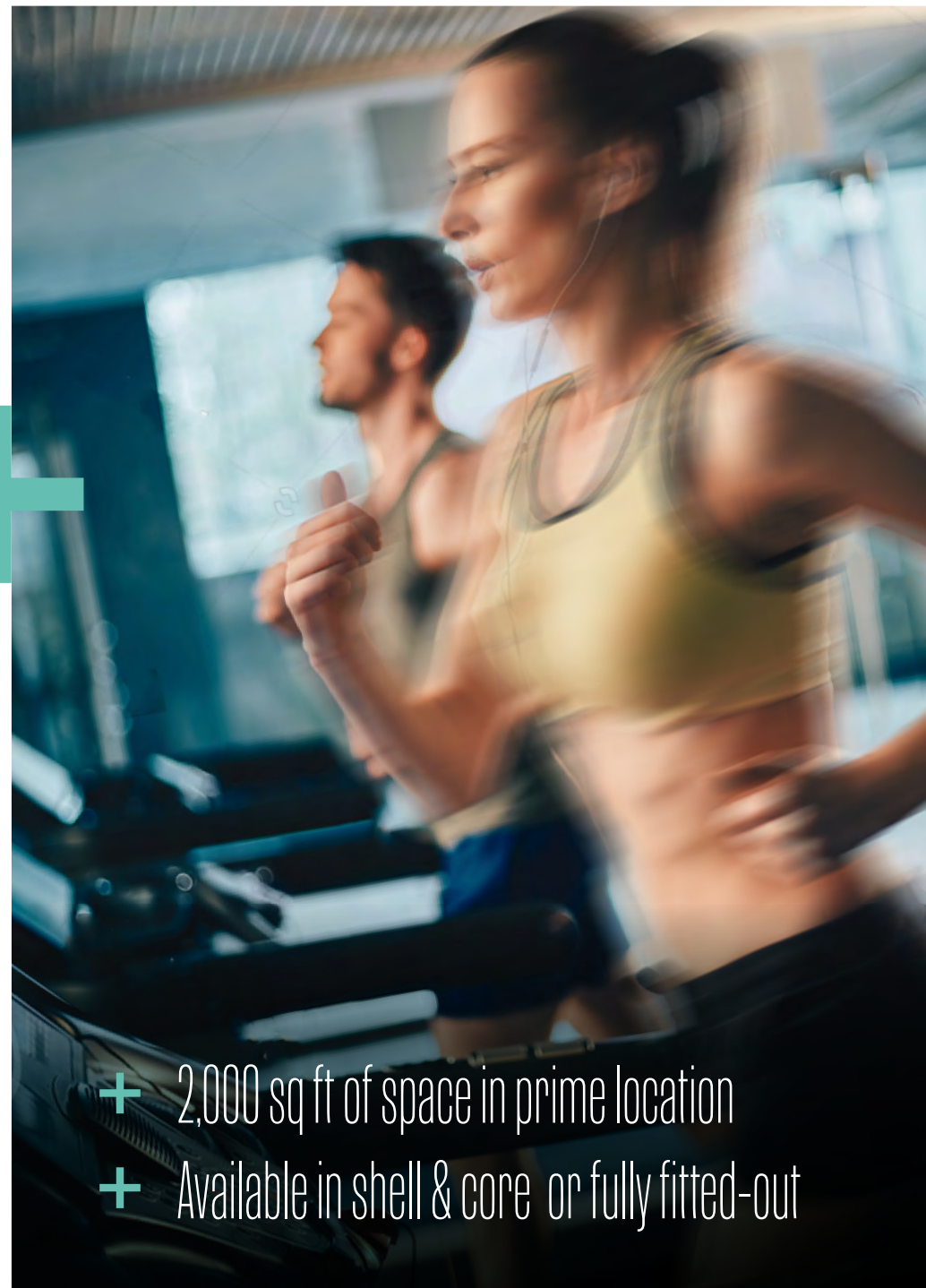


Boutique bar or gym  
opportunity in Holborn.



**KINGSBOURNE HOUSE**  
229-231 HIGH HOLBORN  
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- + 2,000 sq ft of space in prime location
- + Available in shell & core or fully fitted-out

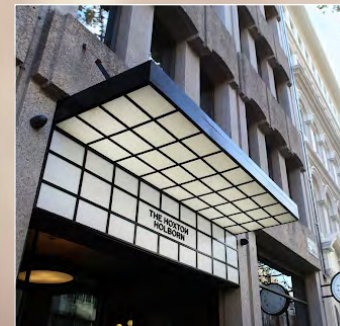
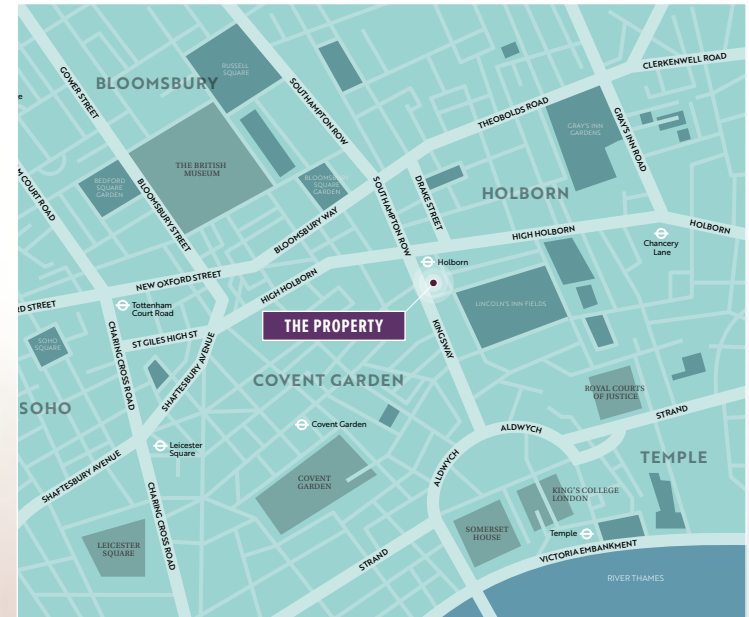


# Location

**KINGSBOURNE HOUSE** has a great location, being close to a number of hotels, including The Rosewood Hotel and The Hoxton, plus serviced apartments and traditional/serviced offices, along with retail and residential accommodation.

The property is positioned off Kingsway, in Gate Street, only metres away from the entrance to Holborn tube station, providing access to the Underground network through the Central and Piccadilly Lines. Covent Garden, Oxford Circus, Soho and the majority of Central London's key landmarks are within a short walk of the property.

**HOLBORN IS A VIBRANT, MIXED-USE DESTINATION WITH A WIDE AND VARIED OFFERING.**



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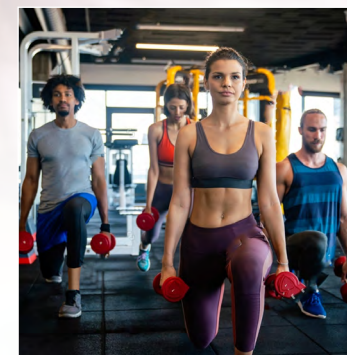
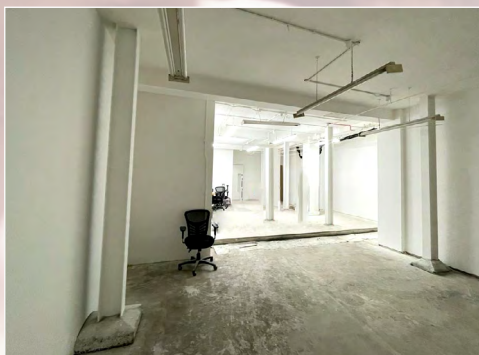
# The Property

OVER 700 PEOPLE WILL BE WORKING FROM THE KINGSBOURNE HOUSE OFFICES, AND A NEW 100-KEY HOTEL IS DUE TO BE OPENED NEARBY.

**KINGSBOURNE HOUSE** is being renovated into modern and fully-refurbished offices on the upper floors, and the available space earmarked for gym or bar use will be on the lower ground floor, with an entrance in Gate Street.

The basement space is an excellent opportunity for a multi-site or boutique independent fitness operator to create a flagship studio in Holborn. Alternatively, the space would be ideal for a bar operator to establish a destination venue in an enviable location.

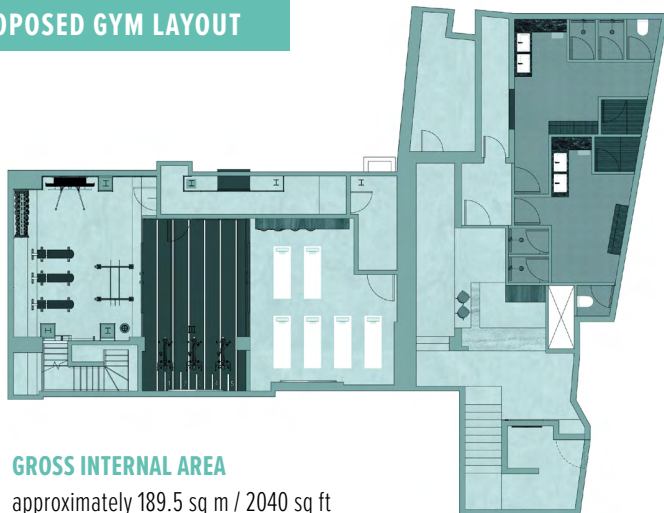
The unit can be handed over in shell condition or the Landlord can fit the unit in accordance with the operator's specification.



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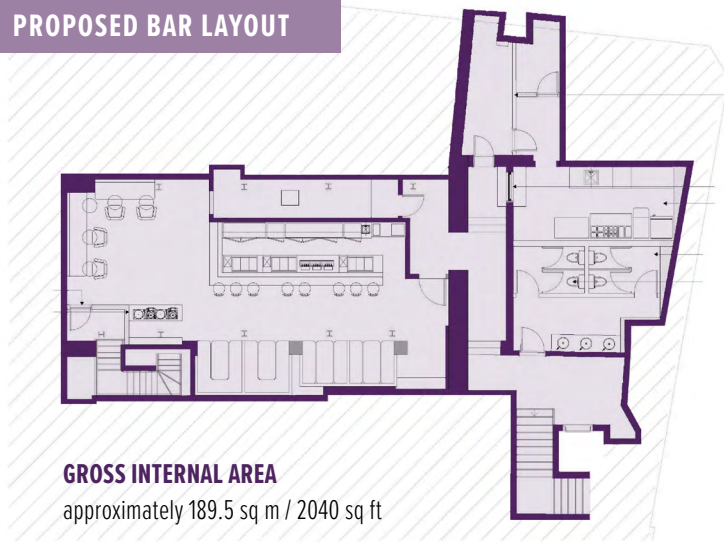
## PROPOSED GYM LAYOUT



### GROSS INTERNAL AREA

approximately 189.5 sq m / 2040 sq ft

## PROPOSED BAR LAYOUT



### GROSS INTERNAL AREA

approximately 189.5 sq m / 2040 sq ft

All viewings are by prior appointment from the Landlord's sole agents, May & Company:

**SAMUEL MAY**

E [samuel@mayandcompany.co.uk](mailto:samuel@mayandcompany.co.uk)

T 020 3503 0635

M 07742 256873

**MAY & COMPANY**  
RETAIL & LEISURE SPECIALISTS

### MISREPRESENTATIONS ACT 1967 & PROPERTY MISDESCRIPTIONS ACT 1991

These sales particulars are intended only to give a fair description of the property and do not form the basis of any contract or any part thereof. The descriptions, dimensions and all other information are believed to be correct but their accuracy is in no way guaranteed. The purchaser or lessee will be responsible for satisfying themselves on all matters relevant to any developments they may propose to carry out and neither the Vendors nor their agents accept liability in respect thereof. These particulars do not constitute any part of any offer or contract. The Vendors do not make or give, nor does any other person in their employment have any authority to make or give, any representations or warranty whatsoever in relation to this property. These details are believed to be correct at the time of compilation but may be subject to subsequent amendment. Regulated by RICS.

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