



KING STREET

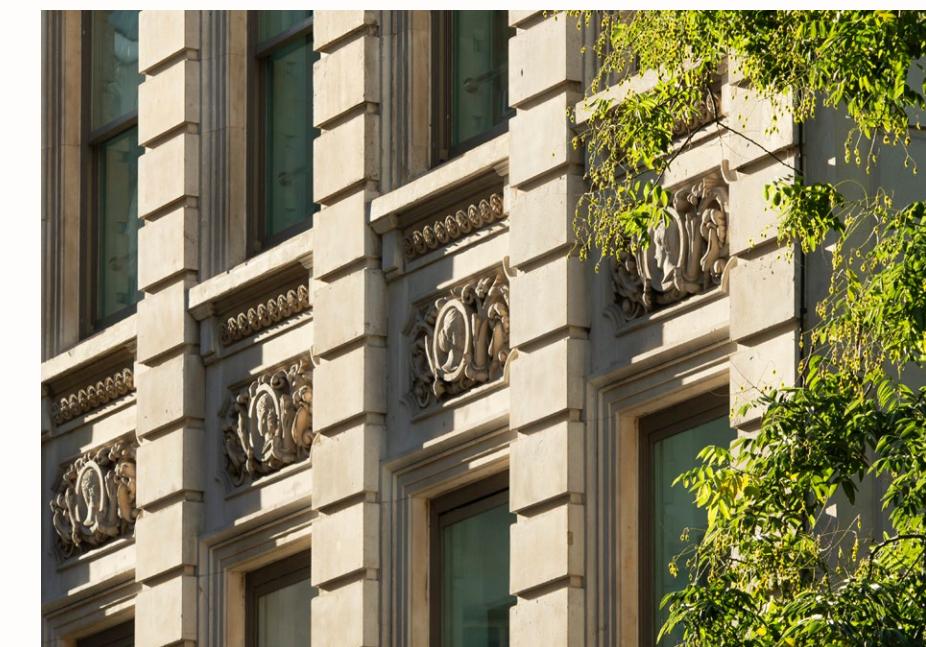
LONDON EC2

 COPTHALL
ESTATES



Sleek.
Elegant.
Perfect.

28 King Street is a beautifully refined corner building that balances heritage craftsmanship with contemporary workspace design. Its ornately carved façade and graceful proportions make a distinctive statement at the heart of the City.



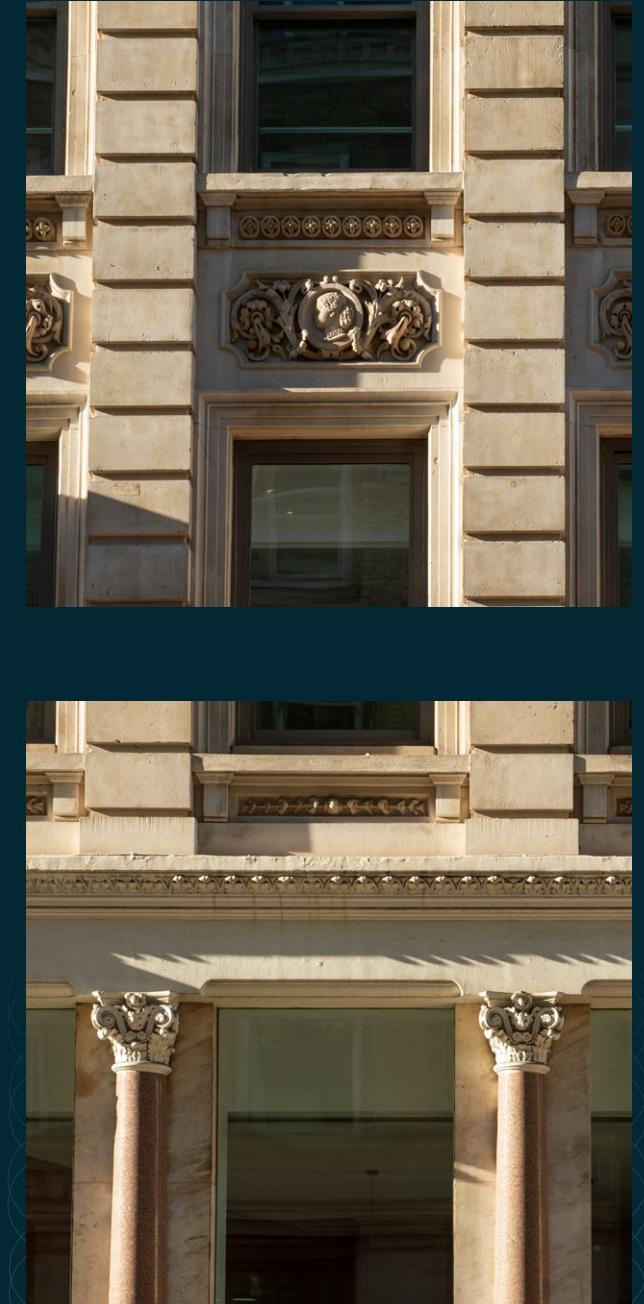
 COPTHALL
ESTATES



Rising over seven floors, this light-filled refurbished building offers the ideal canvas for modern, flexible working – from boutique private offices to a prestigious headquarters address. Every level has been thoughtfully arranged to maximise space, light and efficiency, providing a calm and inspiring environment for today's dynamic businesses.

At ground level, the building is anchored by a thoughtfully refurbished foyer that provides a welcoming arrival experience for occupiers and visitors.

- Total area: 476.9 sq m / 5,134 sq ft
- Six floors of refined workspace with communal meeting room on the lower ground
- Elegantly proportioned corner building
- Ideal for modern, flexible HQ or boutique office use
- Light-filled interiors with excellent visibility
- Historic charm with contemporary comfort and flexibility
- Fully managed options and 24/7 access





28 KING STREET

5 EMPTY FLOOR

4 EMPTY FLOOR

3 EMPTY FLOOR

2 EMPTY FLOOR

1 EMPTY FLOOR

G EMPTY FLOOR

Our building offers premium finishes and features, crafted for the most discerning clients, with full access to landlord amenities across the Copthall Estates portfolio



FURNISHED
OFFICE FLOORS



DEDICATED
MEETING
ROOMS



DEDICATED
KITCHENS



24/7 ACCESS



HVAC SYSTEM AIR
CONDITIONING



LED
LIGHTING



BICYCLE STORAGE



TOILET & SHOWER
FACILITIES



HIGH SPEED
FIBRE IN SITU



EVENT / BREAK
OUT SPACE



PASSENGER LIFT



PHONE
BOOTHES



COMMUNAL
CLUB ROOM (GROUND)



SHARED BOARDROOM



SHARED ACCESS TO
NEARBY CONFERENCE
ROOM



SHARED ACCESS TO
NEARBY TERRACE WITH
BBQ



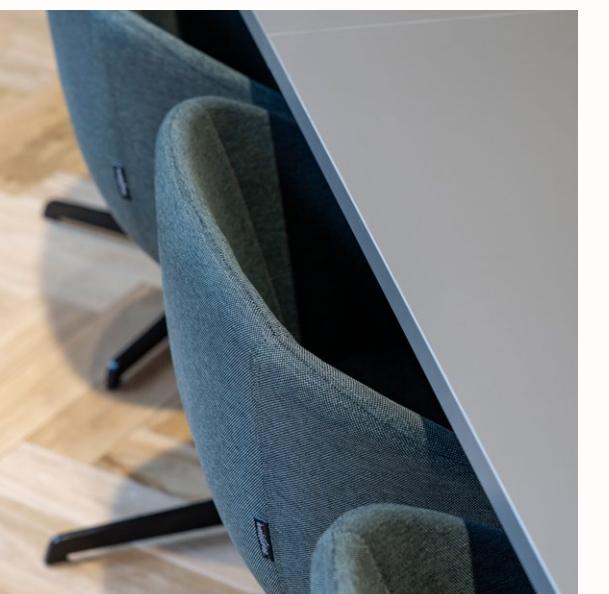


BASEMENT MEETING ROOM

COMPUTER GENERATED IMAGE, INDICATIVE ONLY

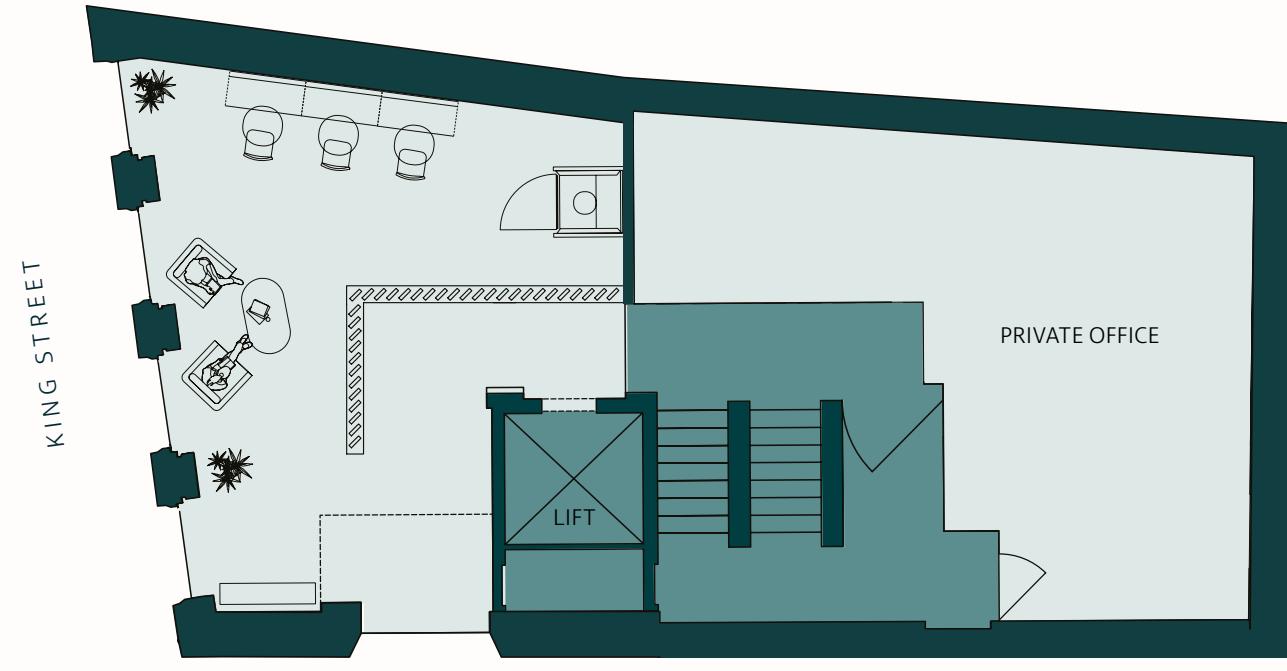
Available on flexible terms from 24 months, price on application

FLOOR	SQ FT	SQ M
Fifth Floor	857	79.6
Fourth Floor	930	86.4
Third Floor	927	86.1
Second Floor	915	85.0
First Floor	911	84.6
Ground Floor (Office)	406	37.7
Common Reception	436	40.5
Basement Facilities	188	17.5





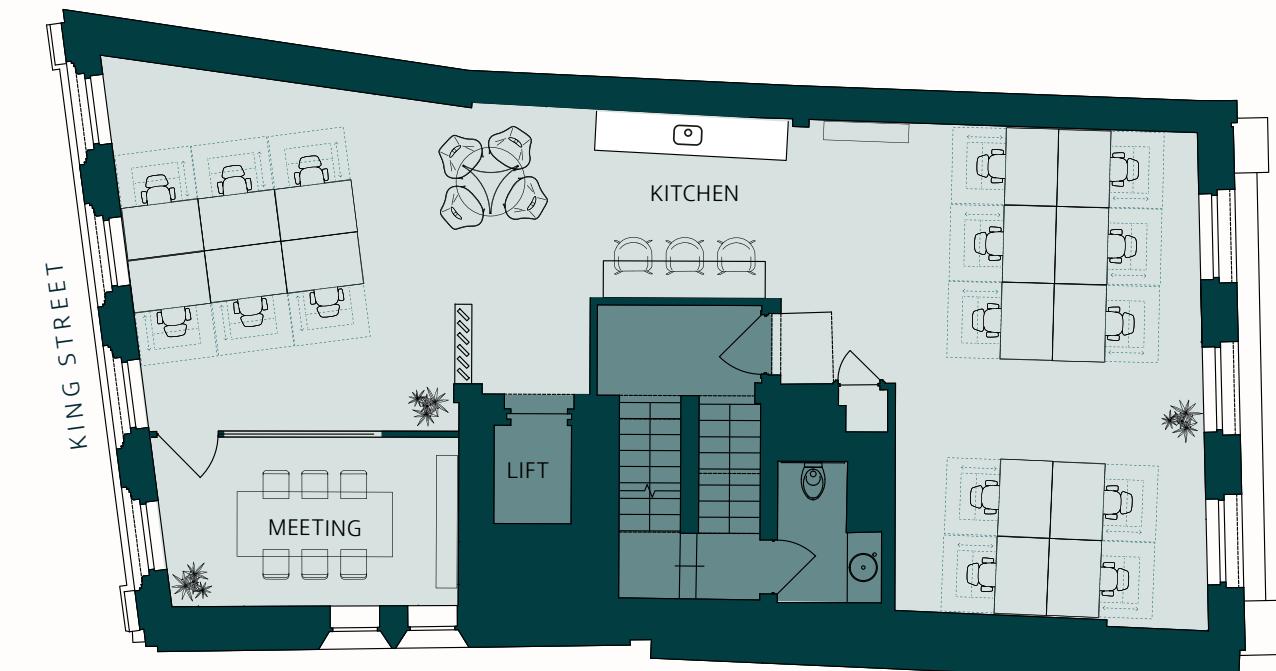
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GROUND FLOOR

Reception / waiting area
Private office with dedicated meeting room and kitchen

1st

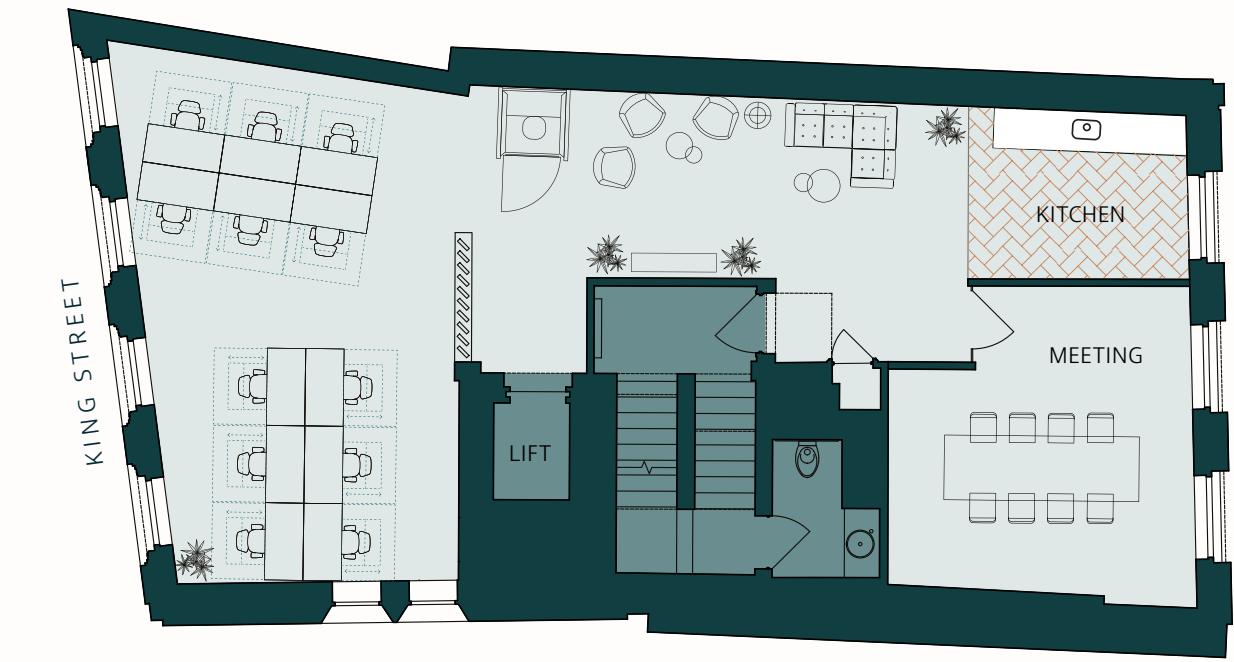


FIRST FLOOR

Office for 18 desks with dedicated meeting room and kitchen



2nd



SECOND FLOOR

Office for 18 desks with dedicated meeting room and kitchen



Historic. Dynamic. Unrivalled.

28 King Street stands in a location that perfectly blends heritage with modern vibrancy.

Positioned opposite Guildhall and moments from Cheapside, it places you among London's finest dining, retail, and cultural landmarks — a setting that inspires productivity and connection throughout the day.

From morning coffee to evening cocktails, everything the City has to offer is on your doorstep.



Neighbours

K&L|GATES

bwin

Nasdaq

hp

salesforce

ROTHSCHILD

 **London STOCK EXCHANGE**

HERMES
INVESTMENT MANAGEMENT

BT
More power to you

Standard Chartered

accenture

HOWARD KENNEDY

ICBC (Asia)
工銀亞洲

Fidelity
INTERNATIONAL

Milbank

ING

Bloomberg

worldpay

BlackRock

Legal & General

Deutsche Bank

UBS

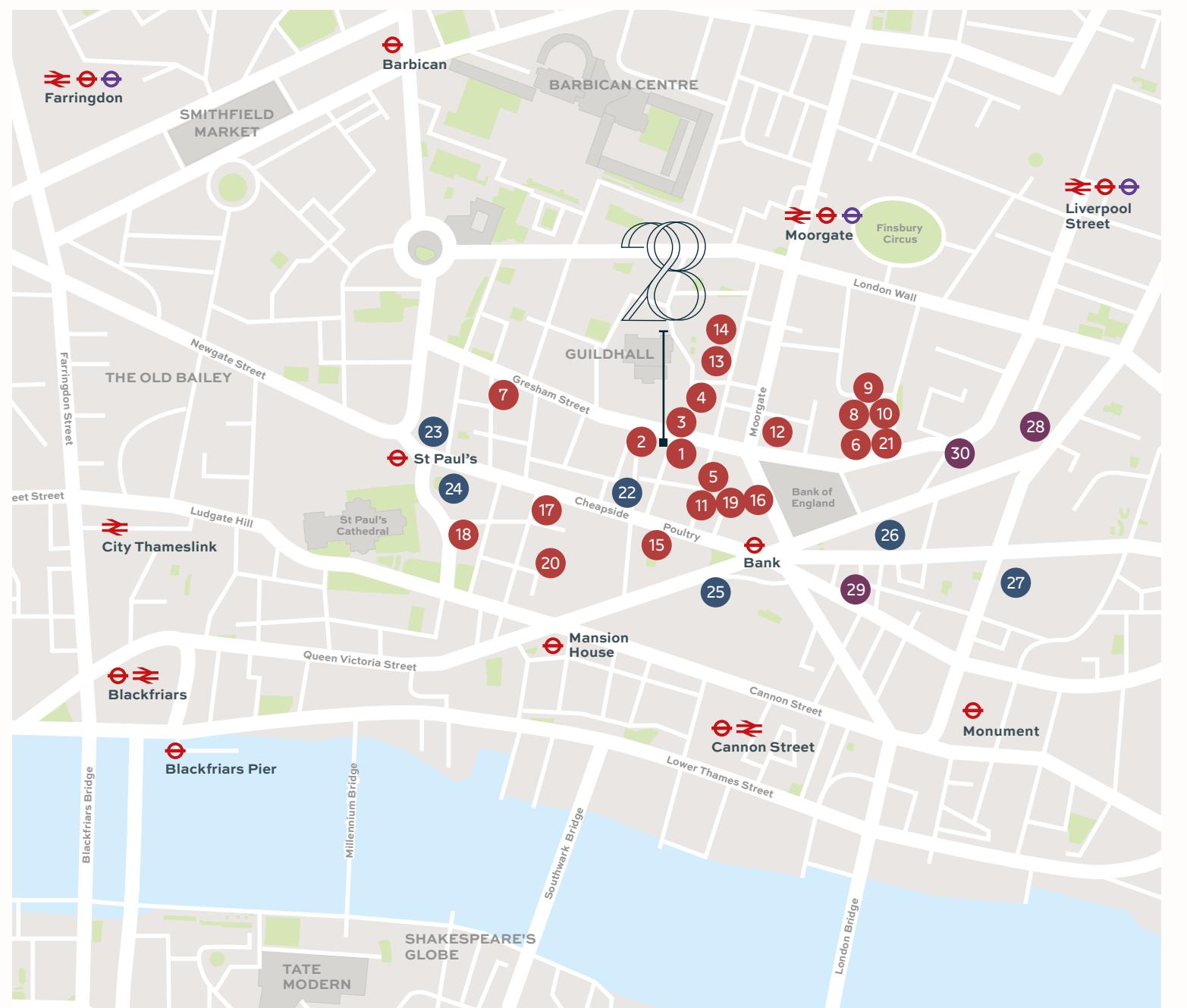
ZURICH

howden

Schroders

Investec

ALLIANCEBERNSTEIN



DINING

1. The Anthologist
2. Cabotte
3. The Trading House
4. Hawksmoor Guildhall
5. Goodman
6. Temper
7. Manicomio
8. Le Relais de Venise l'Entrecôte
9. Natural Kitchen
10. Notes Coffee Roasters & Bar
11. Browns Old Jewry
12. The TokenHouse
13. Old Doctor Butler's Head
14. Masons Arms
15. Coq D'Argent
16. The Ned
17. Burger and Lobster
18. The Ivy Asia
19. Lutyens Grill
20. Enoteca da Luca
21. Coya

RETAIL

22. Massimo Dutti
23. Space NK Apothecary
24. One New Change
25. Bloomberg Arcade
26. The Royal Exchange
27. Leadenhall Market

FITNESS

28. Fitness First
29. Gymbox
30. Virgin Active



Vibrant.
Social.
Connected.

Step outside and you're surrounded by the City's energetic rhythm — where world-class restaurants, boutique cafés, and premium gyms create an atmosphere that attracts and retains talent.

- 20+ cafés within 5 minutes' walk
- 8+ hotels within 10 minutes' walk
- 500+ bars and restaurants within 10 minutes' walk
- 15+ gyms and studios within 10 minutes' walk

From Coq d'Argent, The Ned, and Goodman to Bow Lane and Bloomberg Arcade, the area offers an endless choice of dining and social destinations.

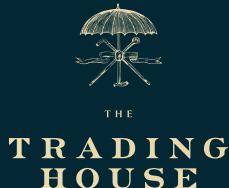


Cultural. Contemporary. Inspiring.

Moments from Guildhall Art Gallery, London's Roman Amphitheatre, and the Barbican Centre, you're never far from inspiration.

- One New Change and The Royal Exchange for shopping and dining
- Smithfield and Farringdon for innovative independent restaurants
- Paternoster Square and Southbank for art, theatre, and evening culture

The City has evolved — a district once defined by finance, now alive with energy, flavour, and creativity.



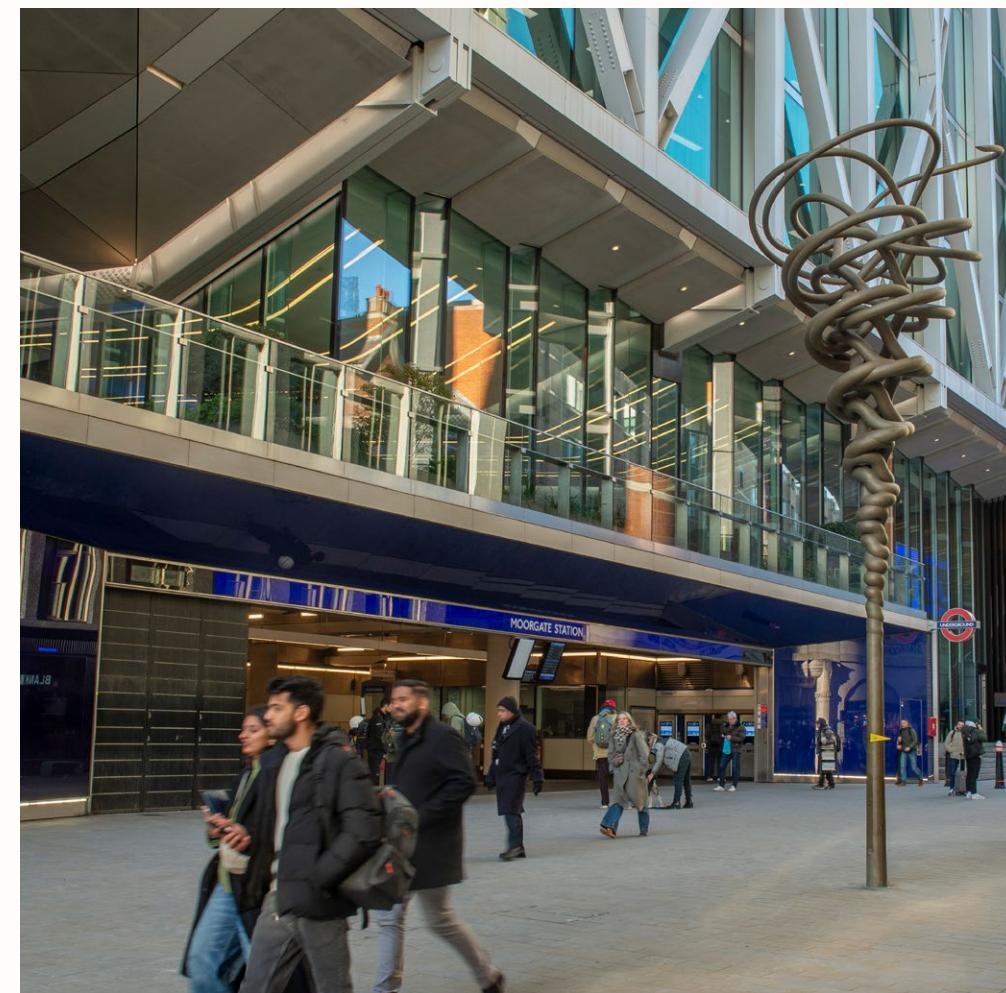
Virtual clay target shooting

CLAYS

@clays_bar | Book at clays_bar



From LIVERPOOL STREET (Elizabeth Line) a 14-min walk away ⚑



Central. Connected. Convenient.

Efficient connectivity is vital for any modern business — and 28 King Street sits at the centre of one of London's best-connected districts. With multiple mainline and Underground stations nearby — including Bank, St Paul's, Mansion House, Cannon Street, Monument, Moorgate, and Liverpool Street — the building offers unparalleled access for staff, clients and visitors alike.

Recent major upgrades — including the £700 million transformation of Bank and its connected Monument station, alongside improvements at nearby Moorgate and Cannon Street — have made commuting more seamless and efficient.

The Elizabeth Line, accessible at nearby Liverpool Street and Farringdon stations, has transformed the way people move across London — linking the West End, Canary Wharf and Heathrow Airport with exceptional speed and ease.

- National Rail links serving Greater London, Cambridgeshire, Essex, Norfolk and Suffolk
- Extensive bus and cycle routes serving the surrounding area

The Copthall Estates difference



We own our buildings

- Direct contact with the building owner
- No ambiguity over responsibilities
- Efficient query resolution
- Access to quality communal amenities across the portfolio

We manage our buildings

- We can more effectively manage your end-to-end user experience
- One point of contact for all your office needs
- We fully control connectivity of all our buildings

We are investors in London real estate

- We offer options to grow within your desired location or across our London portfolio
- We have a network of trusted suppliers and service providers
- All our locations offer high-quality office accommodation tailored to the location in which they sit



COPTHALLESTATES.COM



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