95 Aldwych, WC2

Arriving January 2027

# Project 95

## Tech Pack

Newly refurbished fully fitted workspace
1,973 - 7,949 sq ft

Workspace by ZINC








# A material difference

95 Aldwych is undergoing a comprehensive refurbishment to provide fully fitted workspace with excellent amenities, in a leading Midtown location.

Available on a traditional lease or managed basis.

## Availability Schedule

8th Floor | 1,973 sq ft | 18 Desks

7th Floor | 2,309 sq ft | 24 Desks

2nd Floor | 3,351 sq ft | Under Offer

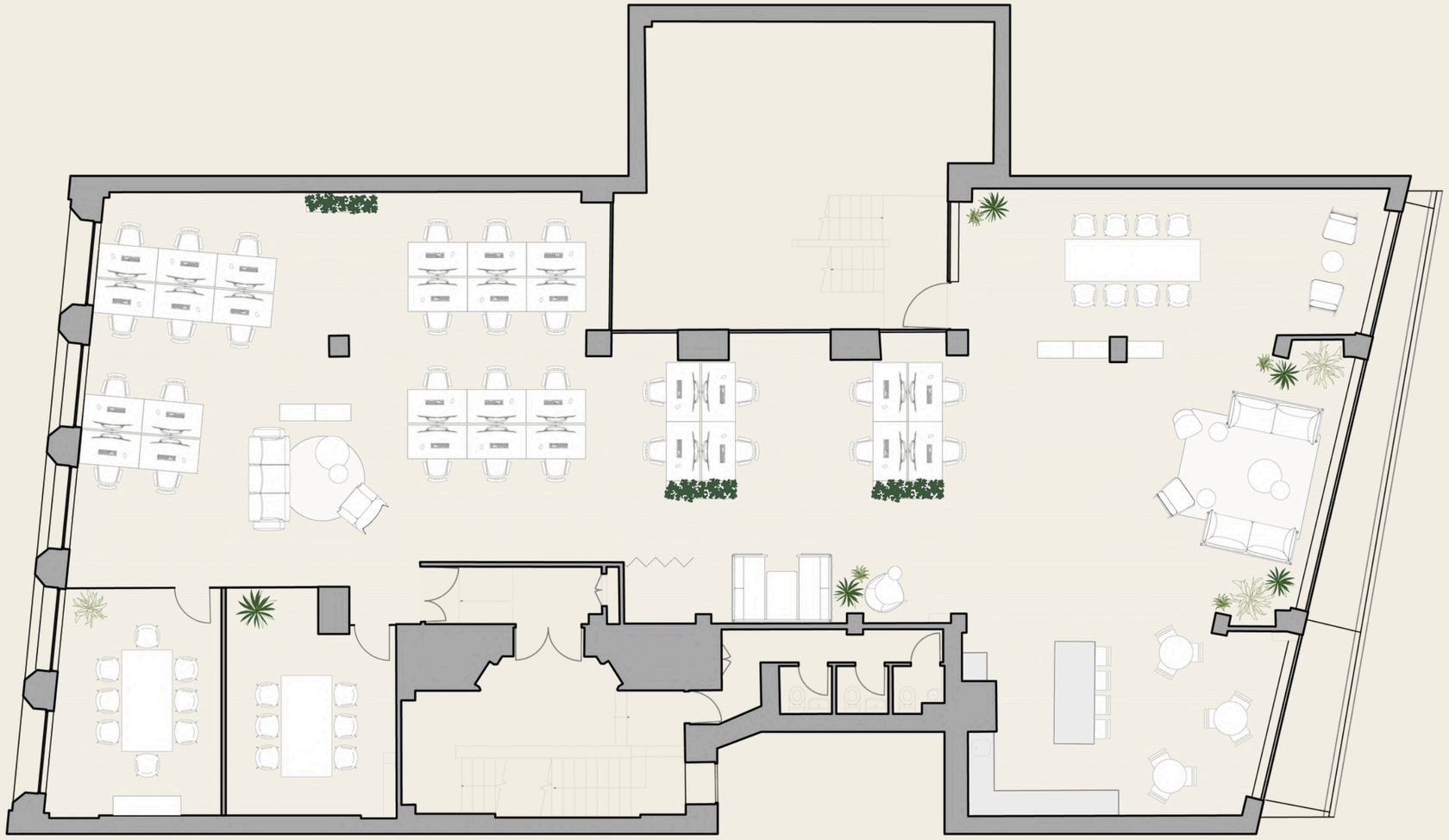
1st Floor | 3,667 sq ft | 30 Desks



Newly completed 8th floor

1st & 2nd Floor
3,667 - 3,351 sq ft

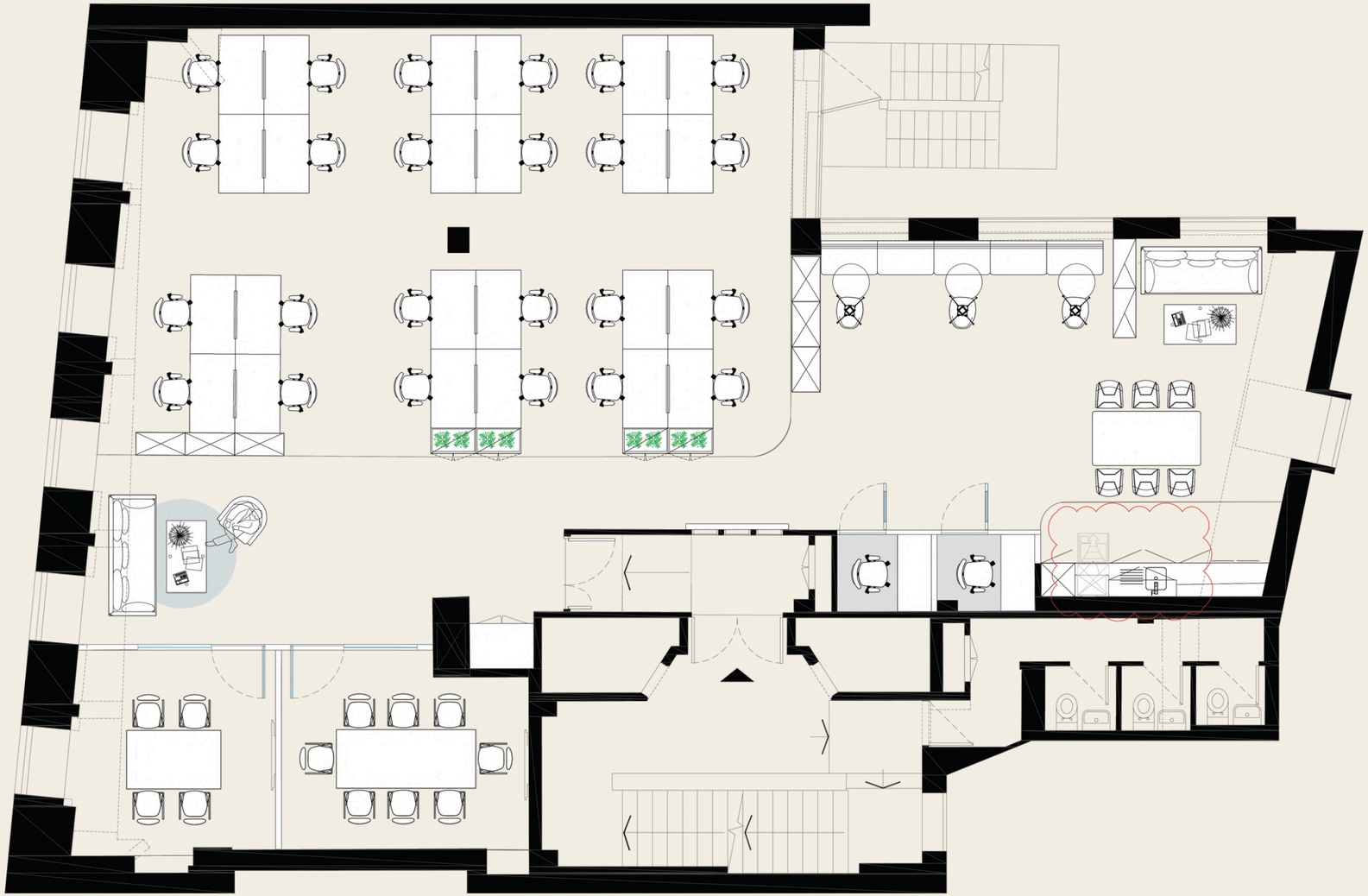
- 30 x desks
- 2 x meeting rooms
- Kitchenette
- Breakout spaces



1st & 2nd floors share identical fitouts*

7th Floor
2,309 sq ft

- 24 x desks
- 2 x meeting rooms
- Kitchenette
- Breakout spaces





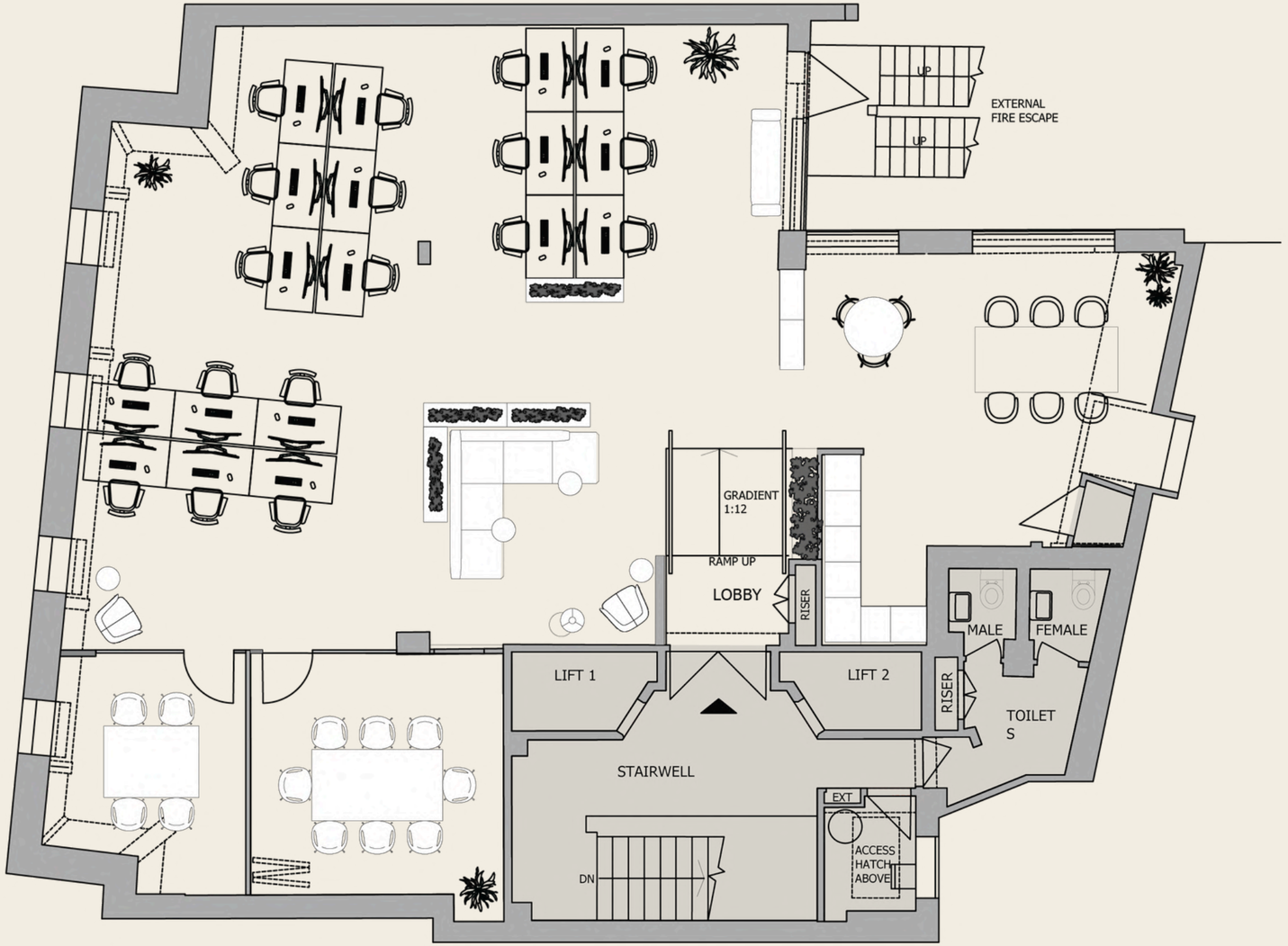
8th Floor
1,973 sq ft





8th Floor
1,973 sq ft

- 18 x desks
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# Welcome to Club95

The new business lounge and leisure offer at 95 Aldwych provides tenants with an exclusive space to relax, host meetings and invite guests.



Make calls



Socialise



Host meetings

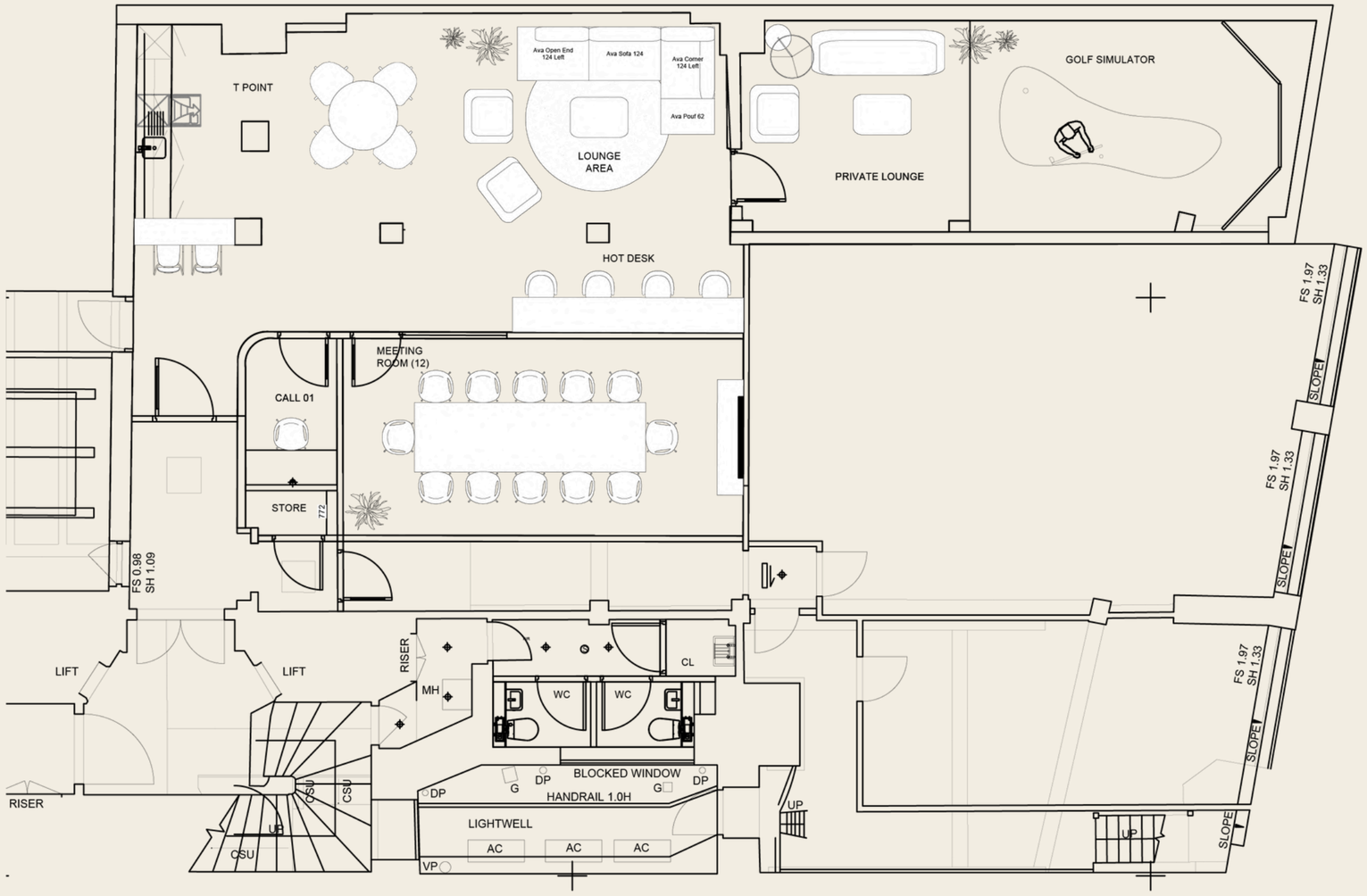


Golf & entertain

## Club95

- 12 person meeting room
- Phone booth
- Coffee bar & tea point
- Private lounge
- Golf Simulator

Golf Simulator





# Specification

**New fully fitted workspace**

Quality workspace ready to work

**Club95**

New business lounge and golf simulator

**Planning submitted for roof terrace**

Plans submitted for private tenant terrace

**New reception**

Newly designed and delivered reception

**Showers & changing facilities**

Quality end of journey facilities

**Secure Cycle Store**

Secure storage for the daily commute

**Fully managed workspace package available**

One bill. Everything covered.
Rent + Services

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