



# CLASS E UNIT TO LET IN HOLBORN

19 HOLBORN, LONDON, EC1N 2JS



## Location:

The subject property is located in a prime position on Holborn. Chancery Lane Underground Station (Central Line Services) and Farringdon Station (Elizabeth Line, Circle Line, Hammersmith & City Line, Metropolitan Line and Thameslink Services) are both located a short walk away.

Nearby multinational occupiers include McDonald's, Coral, Wasabi, Caffè Nero, Holland & Barrett, Greggs, Boots and Sainsbury's Local. In addition to several pubs, bars and restaurants.

## Accommodation:

The unit is arranged over a Ground Floor and Basement only and has the following approximate net internal areas:

Ground Floor:	900 sq. ft.	(83.61 m <sup>2</sup> )
Basement:	1,722 sq. ft.	(160 m <sup>2</sup> )

## Use:

The subject premises benefits from Class E planning consent. Alternative uses may be considered subject to planning.

## Rates:

Interested parties are advised to make their own enquiries directly with the Local Authority.

## Rent:

A stepped rental from £70,000 to £75,000 pax.

£70,000 per annum exclusive to 2<sup>nd</sup> January 2026.

£72,500 per annum exclusive to 2<sup>nd</sup> January 2027.

£75,000 per annum exclusive thereafter.

## Premium:

Upon Application.

## Lease & Tenure:

A 15-year lease expiring 2<sup>nd</sup> January 2038

Outside the Landlord & Tenant Act 1954.

Tenant break options on the 2<sup>nd</sup> January 2028 and January 2033.

## Legal Costs:

Each party to bear their own legal costs.

## Viewings:

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## Location Map:

