



TO LET

882 SQ FT
(81.94 SQ M)

£42.50 PER SQ FT

The Staple Inn Estate is a highly visible, distinctive group of properties, conveniently situated immediately adjacent to Chancery Lane Stn

- Flexible leasing terms
- Period features
- Gas C/H
- Newly refurbished common parts
- Cellular layout (4 offices)
- Kitchenette
- Attractive courtyard setting
- Perimeter trunking

Summary

Available Size	882 sq ft
Rent	£42.50 per sq ft
Rates Payable	£16.17 per sq ft
Service Charge	£11.95 per sq ft
VAT	Applicable
Estate Charge	N/A
EPC Rating	EPC exempt - Listed building

Description

Parts of Staple Inn were originally constructed in the 16th Century and it is a unique office environment, with the buildings arranged around a central, landscaped and cobbled courtyard, with attractive gardens to the rear.

The available unit is on the 1st floor of No 7 Staple Inn, and boasts fantastic natural light, original period features and gas central heating. The unit is cellular in layout and provides for 4 separate offices and kitchenette.

Location

The Staple Inn Estate is situated on the south side of the junctions of High Holborn, Gray's Inn Road and Holborn, along the main East-West axis between the City & West End.

It is immediately adjacent to Chancery Lane underground station.

Accommodation

The accommodation comprises of the following:

Name	sq ft	sq m	Tenure	Availability
1st	882	81.94	To Let	Available
Total	882	81.94		

Specification

- Gas C/H
- Perimeter trunking
- Period features
- Kitchenette
- On-site building management

Viewings

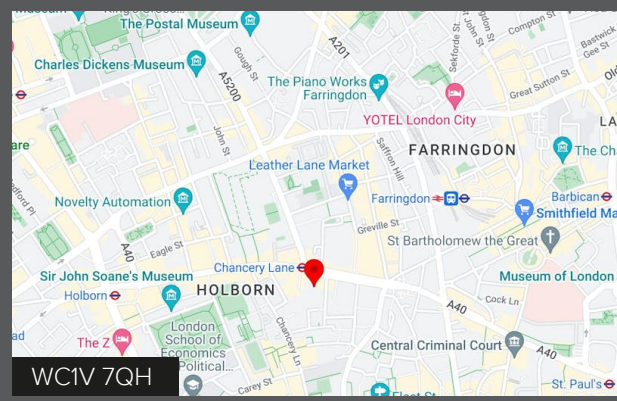
Strictly by appointment through sole agents.

Terms

A new lease is available for a term by arrangement.

Video

- Matterport - <https://my.matterport.com/show/?m=bb9bm7rm5d0wg8a7q0ga8wpmc&views=0>



Viewing & Further Information



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