



## TO LET

531 SQ FT  
(49.33 SQ M)

£32.50 PER SQ FT

- Flexible lease
- Original timber floors
- Period features

Small office to let in the  
South Building of the Staple  
Inn Estate WC1 - 531 sq ft

## Summary

<b>Available Size</b>	531 sq ft
<b>Rent</b>	£32.50 per sq ft
<b>Rates Payable</b>	£20.04 per sq ft Estimated
<b>Rateable Value</b>	£20,500
<b>Service Charge</b>	£6.85 per sq ft
<b>Car Parking</b>	N/A
<b>VAT</b>	Applicable
<b>Estate Charge</b>	N/A
<b>BER Rating</b>	BER exempt - Listed building

## Description

We are offering a number of small offices to let in the South Building, part of the Staple Inn Estate. The unit is configured to provide 2 interconnecting offices, and benefits from original period features, timber floors and good natural light.

## Location

The property is situated within the Staple Inn Estate, on the south side of High Holborn, opposite the junction with Gray's Inn Road, and immediately adjacent to Chancery Lane underground station.

## Accommodation

The accommodation comprises of the following

Name	sq ft	sq m	Availability
4th - South	531	49.33	Available
<b>Total</b>	<b>531</b>	<b>49.33</b>	

## Specification

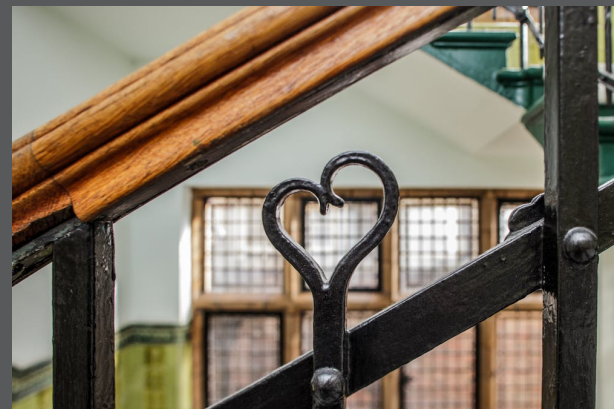
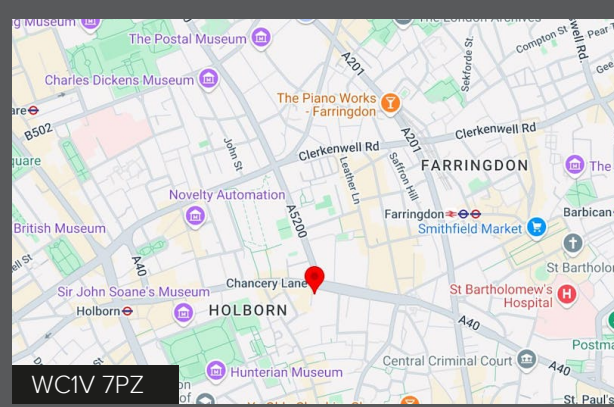
Newly decorated  
Original timber floor  
Period features  
Entryphone  
On-site building manager

## Viewings

By appointment through sole letting agents.

## Terms

New flexible short form of lease is available for a minimum term of 12 months.



## Viewing & Further Information



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