



TO LET

867 SQ FT
(80.55 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
- Cellular layout (4 offices)
- Attractive courtyard setting
- Perimeter trunking
- On-site building management
- Bike Racks

Summary

Available Size	867 sq ft
Rent	£42.50 per sq ft
Rates Payable	£20.20 per sq ft
Rateable Value	£33,750
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 2nd 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.

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
2nd	867	80.55	To Let	Available
Total	867	80.55		

Specification

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

Viewings

Strictly by appointment through sole agents.

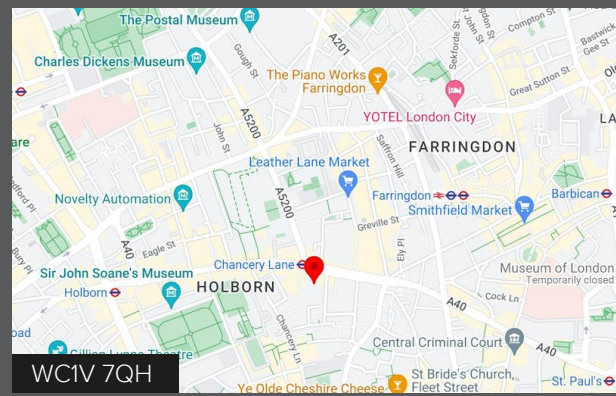
Terms

A new lease is available for a term by arrangement.

Video

- Matterport -

<https://my.matterport.com/show/?m=psdz20i12rw17kxsiar5w68gb&views=0>



Viewing & Further Information



Clarke Buxton

020 7404 5043 | 07816 663468
cb@galepriggen.co.uk



Tim Gale

020 7404 5043 | 07713 482351
tgp@galepriggen.co.uk

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