

## 1-3 Staple Inn

The Staple Inn Estate, London, WC1V 7QH

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

**1,245 sq ft**

(115.66 sq m)

- Solid timber floors
- Comfort cooling
- Fully fitted kitchen
- Attractive courtyard setting
- Perimeter trunking
- On-site building management
- 24 hr access

# 1-3 Staple Inn, The Staple Inn Estate, London, WC1V 7QH

## 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 1-3 Staple Inn, and boasts fantastic natural light with views across the central courtyard and comfort cooling. The unit is arranged in open plan, with a fully fitted kitchen.

## 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	1,245	115.66	To Let	Available
<b>Total</b>	<b>1,245</b>	<b>115.66</b>		

## Specification

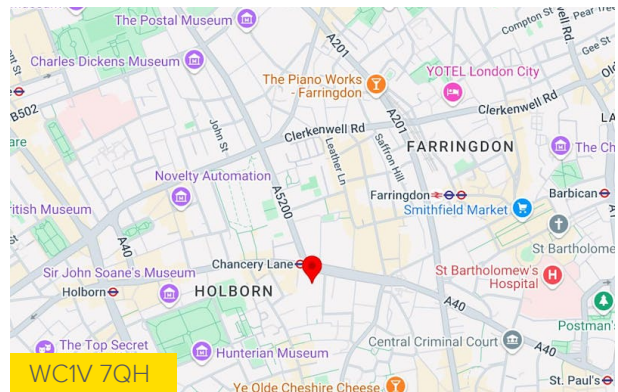
- Solid timber floors
- Comfort cooling
- Kitchen
- Perimeter trunking
- Good floor to ceiling height
- On-site building management

## Viewings

Strictly by appointment through sole agents.

## Terms

A new lease is available for a term by arrangement.



## Summary

<b>Available Size</b>	1,245 sq ft
<b>Rent</b>	£52.50 per sq ft
<b>Rates Payable</b>	£19.14 per sq ft
<b>Rateable Value</b>	£42,250
<b>Service Charge</b>	£10 per sq ft
<b>VAT</b>	Applicable
<b>Estate Charge</b>	N/A
<b>EPC Rating</b>	EPC exempt - Listed building

## Viewing & Further Information



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