



The Staple Inn Estate

1-10 Staple Inn, London, WC1V 7QH

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

254 to 1,312 sq ft

(23.60 to 121.89 sq m)

- Engineered timber floor (no. 1/3)
- Self contained (no. 1/3 -G & L/G)
- Attractive courtyard setting
- Passenger lift (no. 1/3 & no. 8/9/10)
- Perimeter trunking
- Kitchenettes
- Shower (no. 1/3 - G & L/G)
- On-site building management
- Flexible leasing terms

The Staple Inn Estate, 1-10 Staple Inn, 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.

There are a number of available suites across The Estate, ranging from as little as 290 sq ft, offering a mix of layouts and amenities, from classic period-style space with exposed structural timbers and original wood floors, to modern, refurbished open plan, comfort-cooled accommodation.

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 - 1-3 Staple Inn	1,947	180.88	To let	Let
Unit - Gnd & Bmt 1-3 Staple Inn	1,617	150.22	To let	Under Offer
1st - 4 Staple Inn	474	44.04	To let	Available
1st - 4-6 Staple Inn	290	26.94	To let	Let
2nd - 4-6 Staple Inn	474	44.04	To let	Available
2nd - 4-6 Staple Inn	404	37.53	To let	Available
2nd - 7 Staple Inn	867	80.55	To let	Available
1st - 7 Staple Inn	882	81.94	To let	Available
Ground - 7 Staple Inn	254	23.60	To let	Available
3rd - 8 Staple Inn	545	50.63	To let	Available
2nd - 8 Staple Inn	683	63.45	To let	Available
Lower Ground - 9/10 Staple Inn	1,312	121.89	To let	Under Offer
Ground - Ground -9/10 Staple Inn	933	86.68	To let	Available
1st - 9/10 Staple inn	1,088	101.08	To let	Under Offer
1st - 9 Staple Inn	735	68.28	To let	Available
3rd - 9 Staple Inn	655	60.85	To let	Available
Total	13,160	1,222.60		

Specification

- Comfort cooled (no. 1/3)
- Gas C/H
- Perimeter trunking
- Engineered timber floors (no. 1/3)
- Kitchenette facilities
- Passenger lift (no. 1/3 & 9)
- On-site building management

Viewings

Strictly by appointment through sole agents.



Summary

Available Size	254 to 1,312 sq ft
Rent	£37.50 - £47.50 per sq ft
Business Rates	N/A
Service Charge	£9.28 per sq ft
Estate Charge	N/A
EPC Rating	EPC exempt - Listed building

Viewing & Further Information



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Marketing text 1

Terms

New lease/s are available for terms by arrangement.



