

13 New North Street WC1



To Let - May Sell

13 New North Street
Holborn
London WC1N 3PJ

FITTED

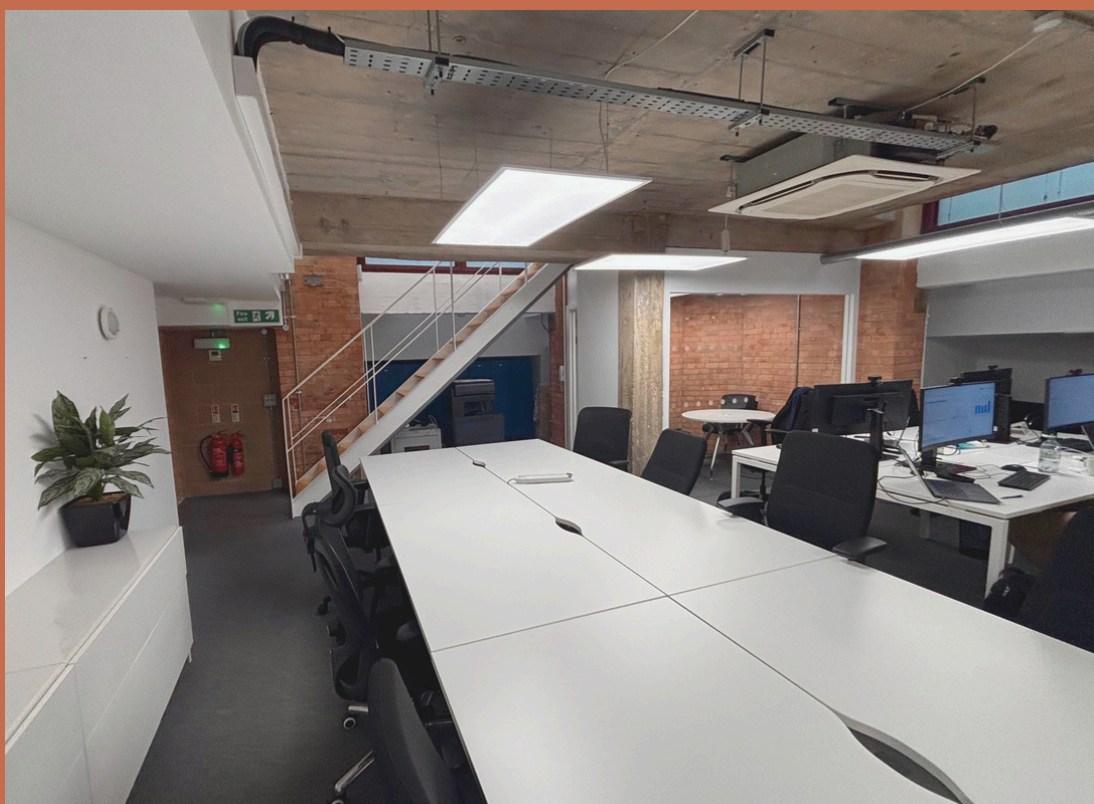
*Converted Warehouse Office
Ground & Lower Ground Floor
£80,000 Per Annum
1,612 Sq Ft*

13 New North Street



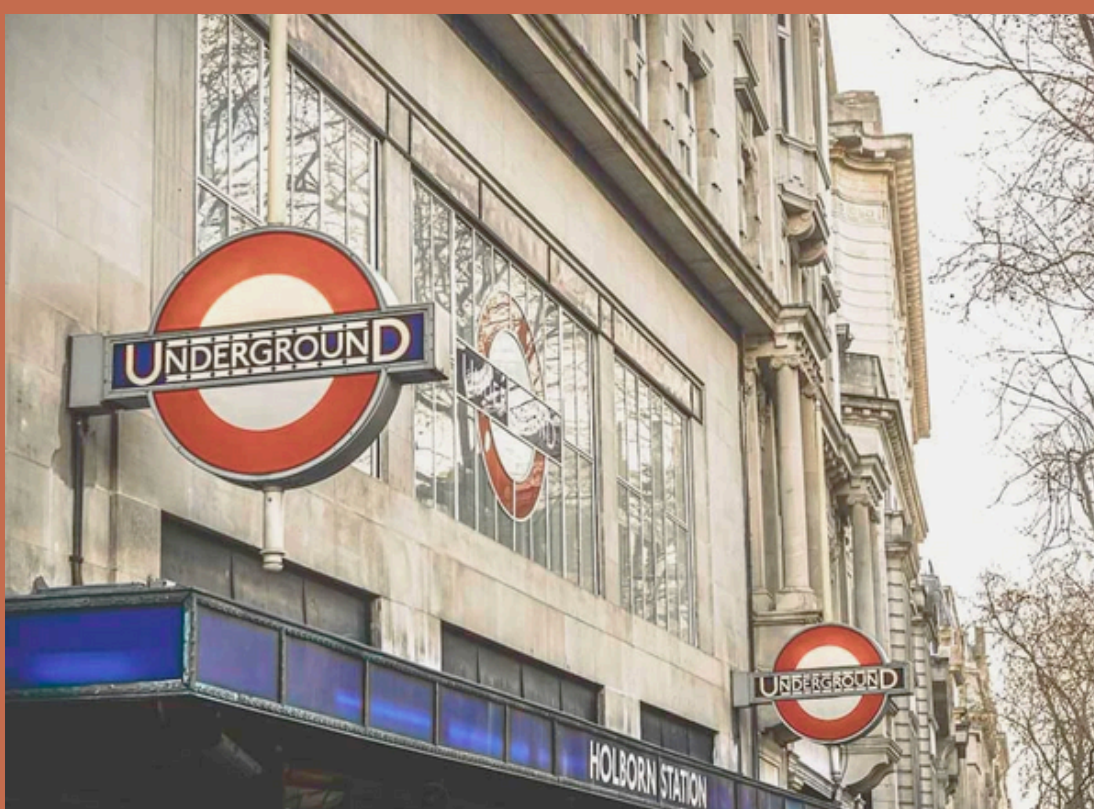
A Modern Classic

*Flexible ground & lower ground floor spaces
Character-filled modern workspace
Additional 240 sq ft vault storage
Four meeting rooms & kitchenette*



Self-Contained & Secure Space

*Flooded with natural light
Comfort cooling & heating
Generous ceiling height
Private entrance*



Ideally Located In The Heart Of London

*Turnkey solution ready for immediate start
Original exposed brick & concrete features
Every amenity on your doorstep
5 minutes to Holborn station*

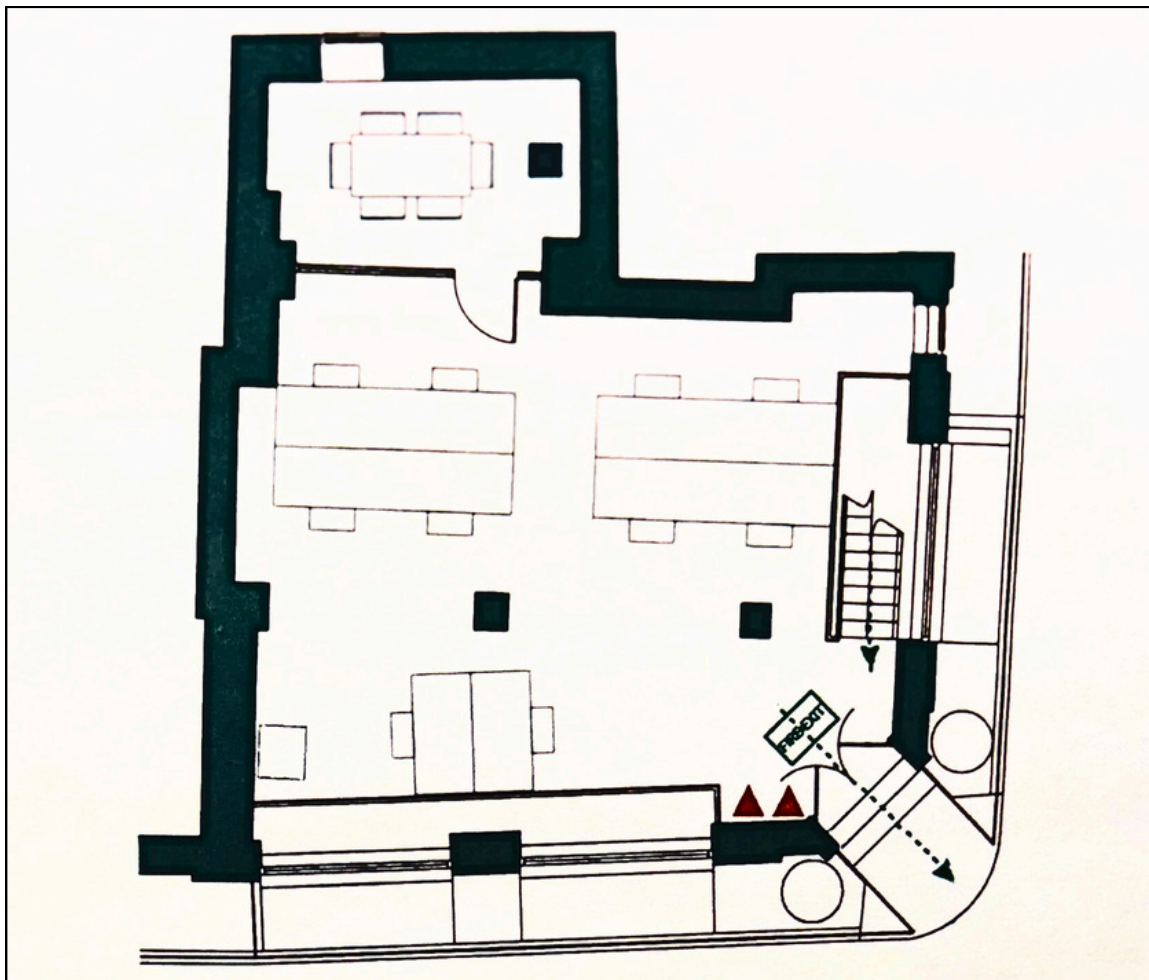
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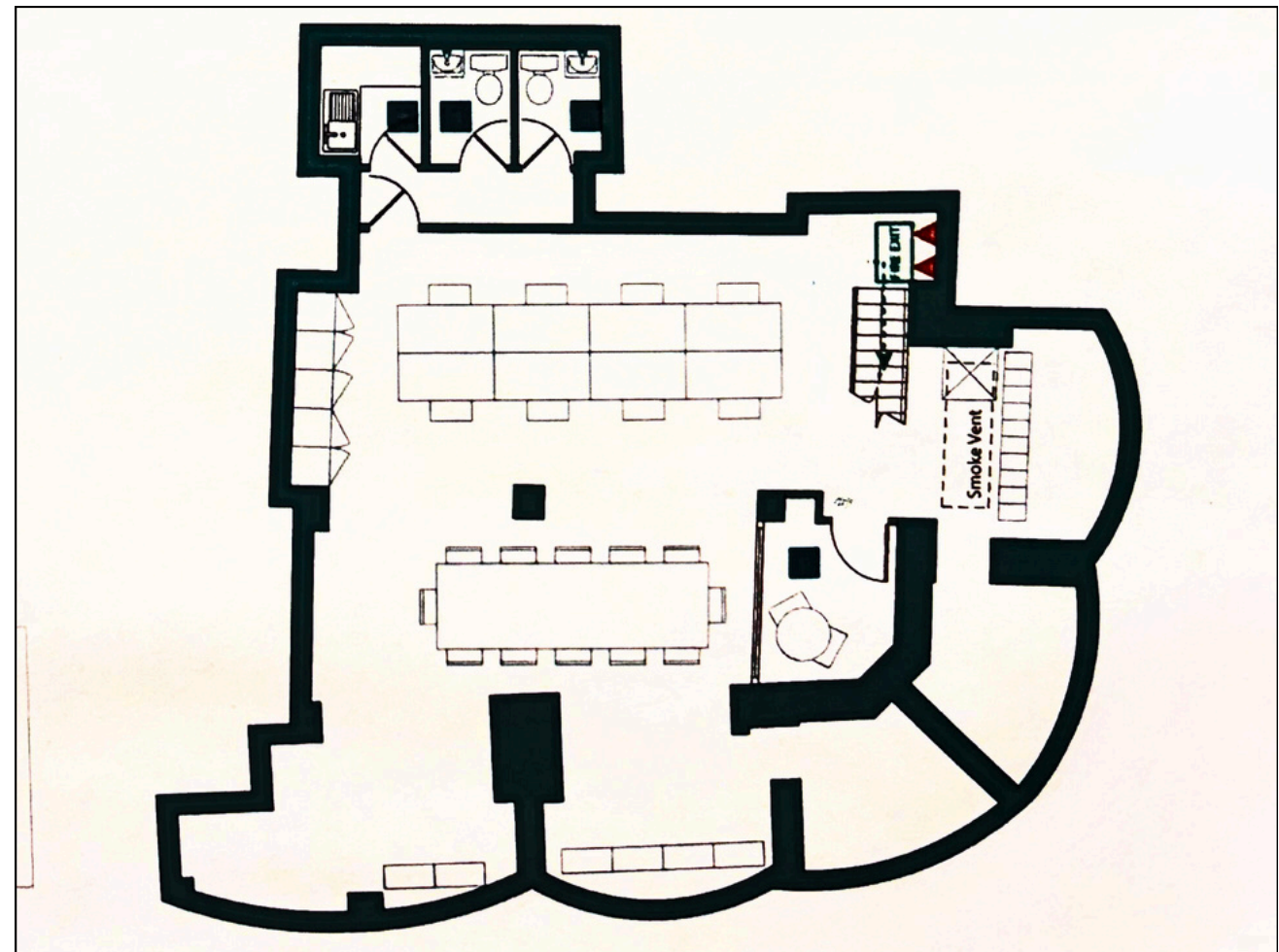
Simon Chown +44 (0)7958 471660
spc@chowncommercial.co.uk

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Ground Floor



Lower Ground Floor



1,612 Sq Ft | 149.73 Sq M
Rent £80,000 pa

Floor	Sq Ft	Sq M
Ground	624	57.99
Lower Ground	988	91.74
Total	1,612	149.73

1,612 Sq Ft = £49.62 / sq ft

Plus additional 240 sq ft Lower Ground Vault Storage

2026/27 Business Rates : RV £65,000

Service Charge £10,500 pa

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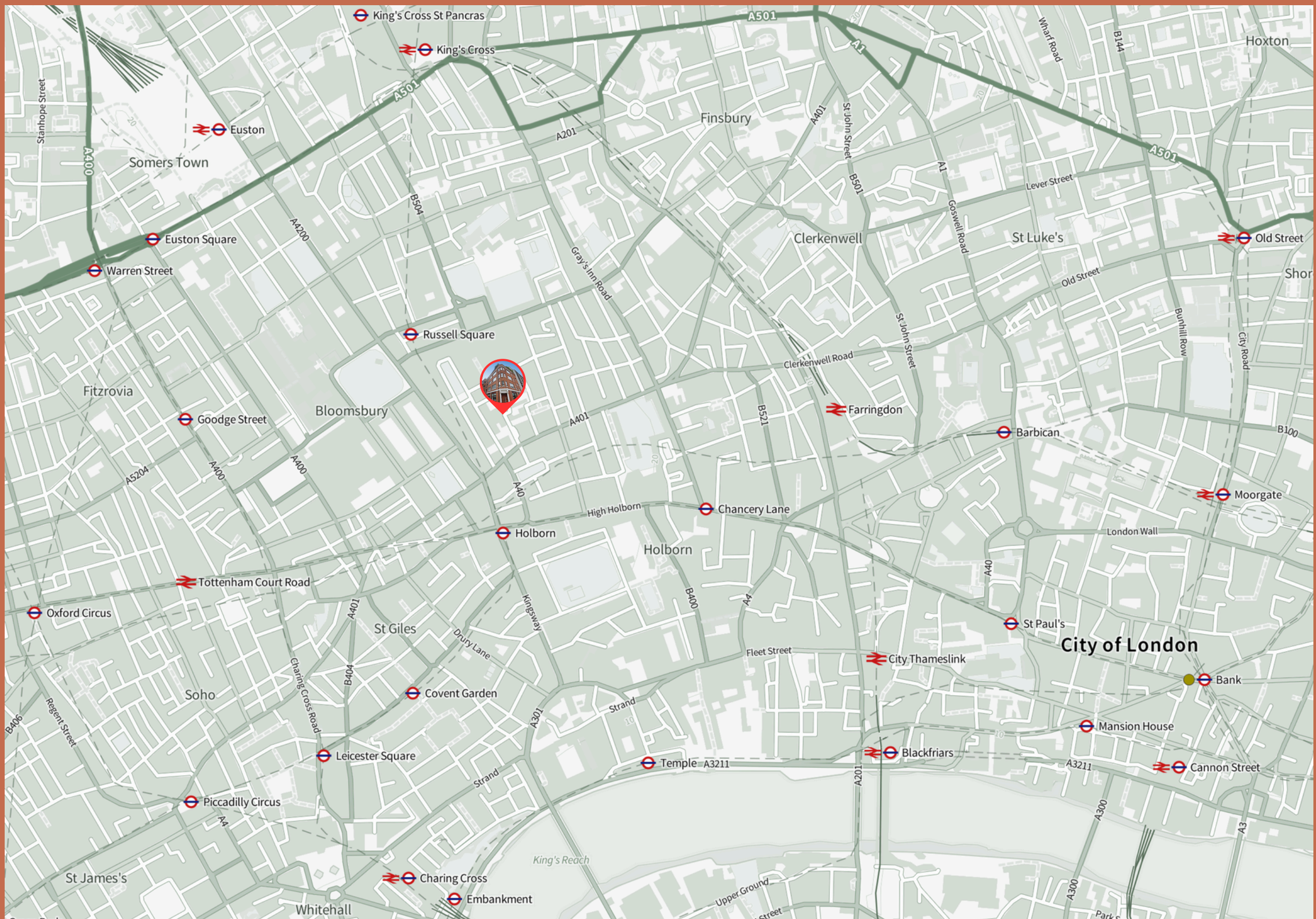
Highly Sought-After Bloomsbury Address

Nestled in London's historic heart

Excellent transport connections within walking distance

Perfectly positioned near retail, restaurants and green spaces

Unbeatable location near the West End, Clerkenwell & the City



Travel

Holborn | Central & Piccadilly

Russell Square | Piccadilly

Tottenham Court Road | Elizabeth & Northern

Farringdon | Elizabeth, Circle, Hammersmith & City, Metropolitan & Thameslink

Euston & King's Cross St Pancras | National Rail & Eurostar

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