



Comprehensively refurbished Grade A, offices (all with terraces) in a prestigious building, 3 minutes from Farringdon Station.

## Audrey House

16-20 Ely Place, EC1N 6SN

Office

# TO LET

**1,234 to 11,433 sq ft**

(114.64 to 1,062.16 sq m)

- All floors have private terraces (5th floor has two)
- Secure cycle storage / showers
- Private outdoor amenity spaces
- Newly refurbished atrium
- Raised floors
- LED strip lighting
- Manned reception

## Summary

<b>Available Size</b>	1,234 to 11,433 sq ft
<b>Rent</b>	£32.50 - £69.50 per sq ft pax
<b>Rates Payable</b>	£20 per sq ft £12-26.00 est pa
<b>Service Charge</b>	£16.16 per sq ft est pa
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	B (31)

## Description

Audrey House is a prestigious building providing high-quality offices set within a private cul-de-sac. It has undergone a comprehensive refurbishment and provides Grade A Offices, designed to a CAT A specification with private outdoor terraces (5th floor includes two terraces). The available units can be let together or on a floor-by-floor basis.

## Location

Perfectly located, with the eclectic buzz of Farringdon and all its charm, whilst also being conveniently positioned on the boundary of The City & Midtown.

Audrey House is ideally located just a short walk away from the following Underground Stations: Farringdon (3 minutes – Metropolitan, Hammersmith & City and Circle lines), Chancery Lane (4 minutes – Central line), Barbican (9 minutes – Circle, Hammersmith & City and Metropolitan lines) and Holborn (12 minutes - Central & Piccadilly lines).

## Accommodation

The accommodation comprises the following NIA(s):

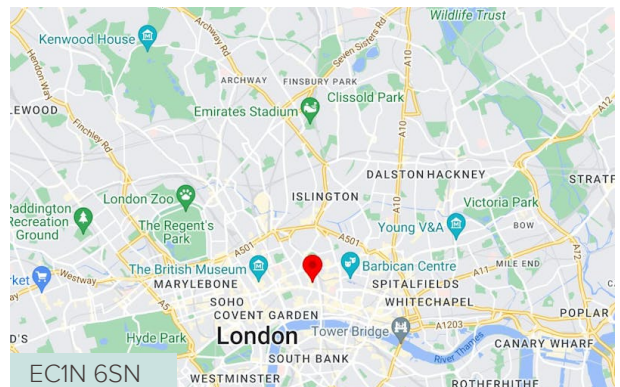
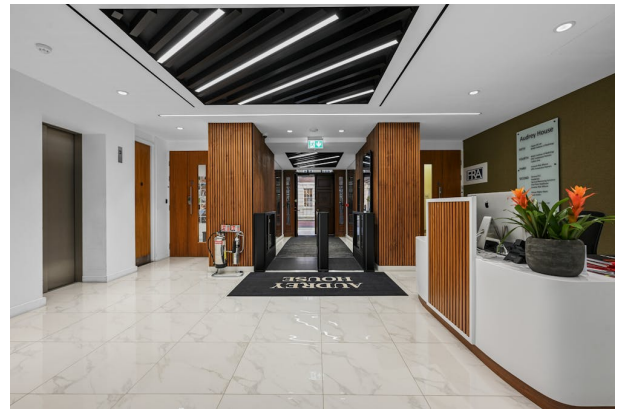
Name	sq ft	sq m	Rent	Rates Payable	Service charge	Availability
5th - West (Two terraces)	1,419	131.83	£69.50 /sq ft	£26 /sq ft	£16.16 /sq ft	Under Offer
Mezzanine - (Terrace)	1,234	114.64	£62.50 /sq ft	£20 /sq ft	£16.16 /sq ft	Available
Ground - Garden Floor (1)	6,067	563.64	£39.50 /sq ft	£15 /sq ft	£16.16 /sq ft	Available
Lower Ground	2,713	252.05	£32.50 /sq ft	£12 /sq ft	£16.16 /sq ft	Available
<b>Total</b>	<b>11,433</b>	<b>1,062.16</b>				

## Viewings

Viewings by prior arrangement through joint sole agents Ingleby Trice and Monmouth Dean.

## Terms

A new lease direct from landlord is available for a term by arrangement.



## Viewing / further information

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### Jonty Robinson

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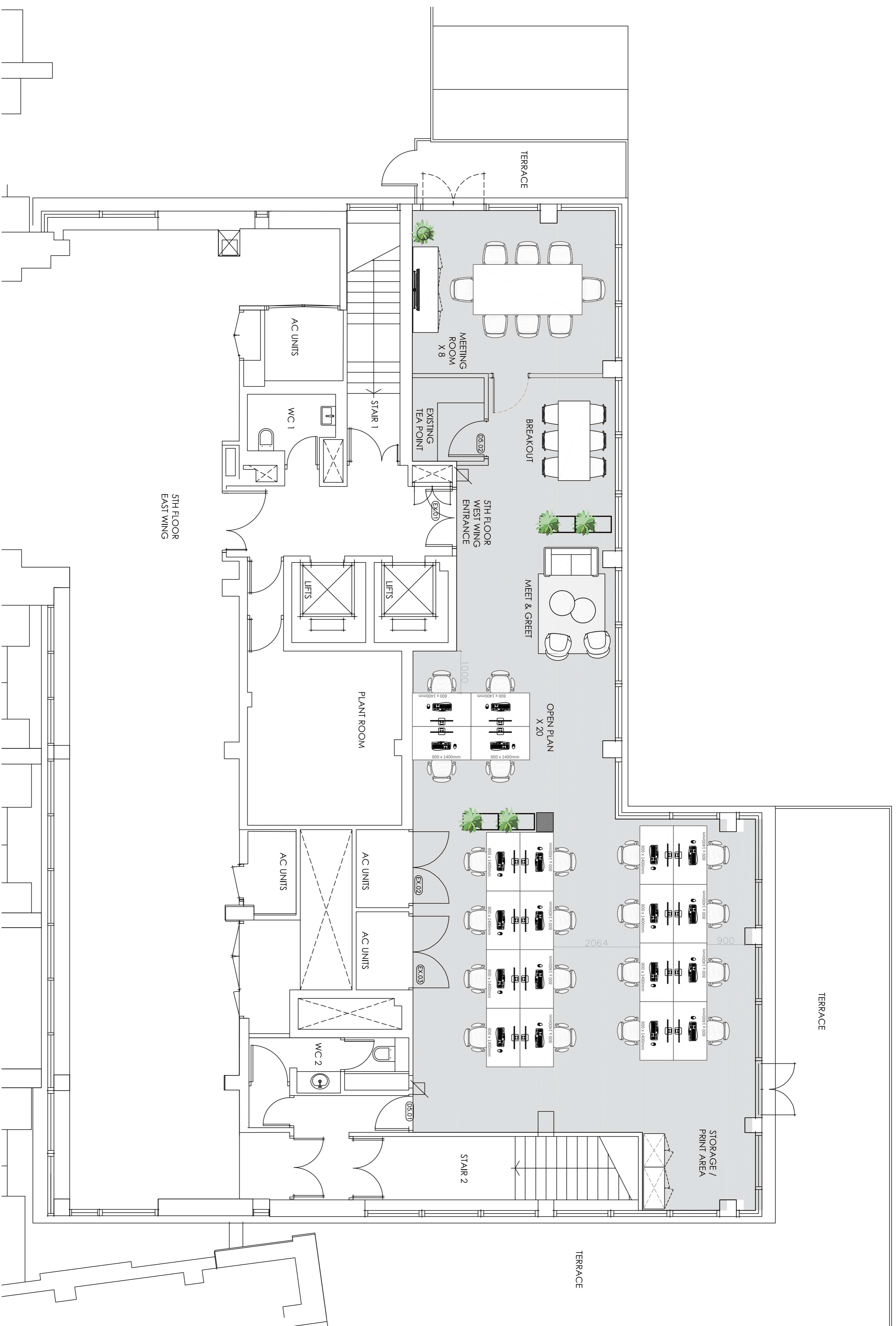
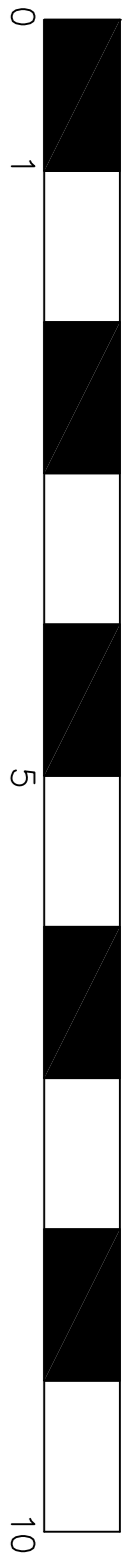
### Malcolm Trice

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### Monmouth Dean (Joint Agent)



Rev	Revision note	Date



Project address:  
**FIFTH FLOOR (WEST WING)**  
**AUDREY HOUSE**  
**16-20 ELY PLACE**  
**LONDON**

Drawing name:  
**PROPOSED GENERAL**  
**ARRANGEMENT PLAN**

Scale: 1:50@A1  
 Date: OCT 24  
 Drawn by: SB

Project number:	Revision number:
F15X-5-GA	-



Client name: PROPERTY INITIATIVES	
Project address: GROUND/UPPER GROUND FLOOR AUDREY HOUSE 16-20 ELY PLACE EC1N 6SN	
Drawing name: PROPOSED GENERAL LAYOUT	
Scale NTS	Date OCT 23
Drawn by SB	
Project number: F1274-UG-GL	Revision number: H