



AITCHISON RAFFETY



- Grade A Office
- Uninterrupted views across Central London
- Open plan office accommodating +30 desks
- Demised executive suite, meeting rooms & phone booths
- 24 Hour manned double-height reception
- Shower & bike racks
- One parking space
- Excellent local connectivity

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10th Floor Holborn Tower, 137-144 High Holborn, London WC1V 6PL

10th Floor, Grade A Open Plan Office with Unrivalled Views

Approx. 3,037 Sq Ft (282.14 Sq M)

To Let

10th Floor Holborn Tower, 137-144 High Holborn, London, Greater London, WC1V 6PL

Description

10th floor of a landmark office building, strategically located at the juncture with the West End and the Mid Town markets. The office benefits from excellent views across Central London, providing excellent natural light.

The unit currently comprises a reception area, two phone booth rooms, two meeting rooms, an open plan office accommodating over 30 desks, a kitchen, a large board room and CEO office combined, three WC's and a small roof terrace at the front on the southern boundary.

In the basement, there are bike racks, showers, changing rooms and a parking space.

Location

Holborn Tower sits at the heart of London's transport network, with Holborn Station (Central/Piccadilly lines) just a 4-minute walk (0.2 miles) and Tottenham Court Road (Elizabeth Line) 8 minutes away (0.4 miles).

The Elizabeth Line offers rapid cross-London access, while High Holborn's bus routes and proximity to Covent Garden ensure seamless connectivity.

Terms

The property is available via an assignment. The lease is dated 8th December 2023 and expires on the 9th December 2033 with a tenant only break option on the 8th December 2028, which requires a minimum 6 months prior written notice.



Entrance



Main Office



Meeting Room



CEO Office / Board Room

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Main Office



Main Office

Rent

£183,560 per annum exclusive

VAT

This property is subject to VAT.

Energy Performance Rating

B (40).

Legal Costs

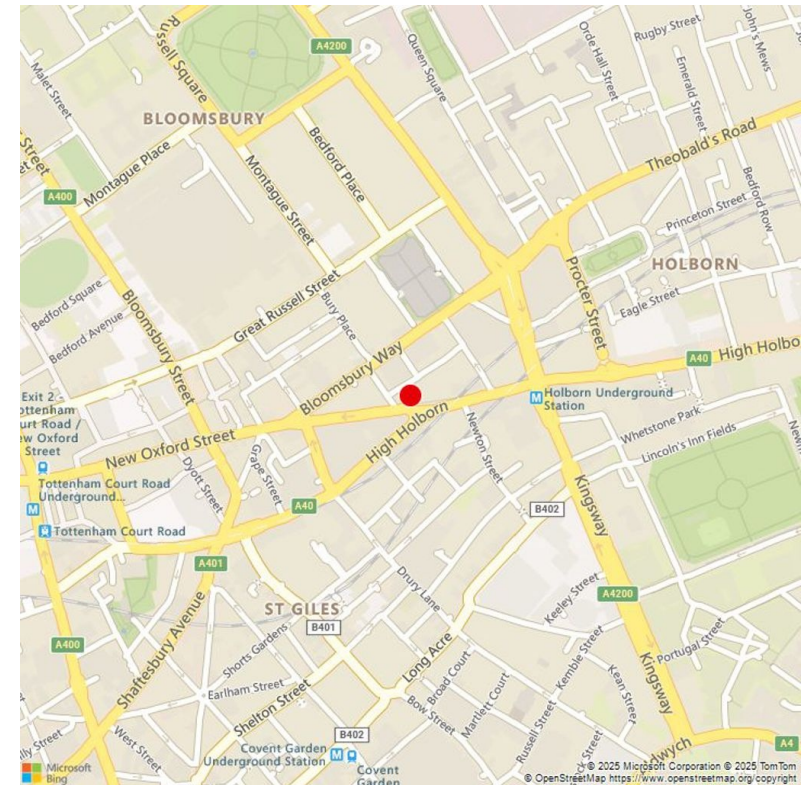
Each party is to be responsible for their own legal costs.

Business Rates

10th Floor rates £26.80 / Sq Ft.

Service Charge

£18.40 / Sq Ft



Viewings

By appointment only with sole agents Aitchison Raffety
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**AITCHISON
RAFFETY**

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