

The Staple Inn Estate

1-3 Staple Inn. London. WC1V 7QH



TO LET

1,245 SQ FT
(115.66 SQ M)

£52.50 PER SQ FT

Open plan Cat A
suite...FREE SPACE
PLANNING - let us know
your occupational criteria;
we will respond with a
bespoke layout & virtual
tour!

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

Summary

Available Size	1,245 sq ft
Rent	£52.50 per sq ft
Rates Payable	£17.61 per sq ft
Rateable Value	£42,250
Service Charge	£10.85 per sq ft
VAT	Applicable
Estate Charge	N/A
EPC Rating	EPC exempt - Listed building

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
Total	1,245	115.66		

Specification

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

Viewings

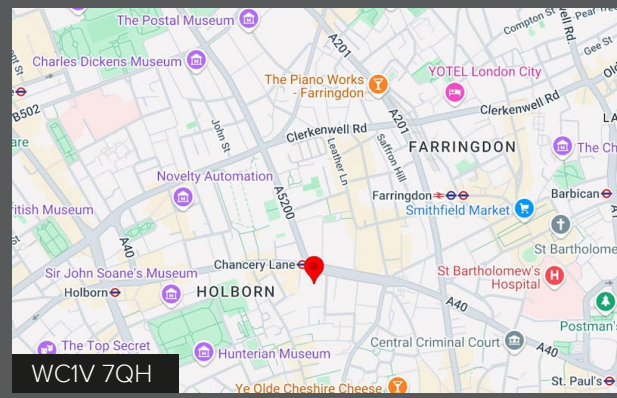
Strictly by appointment through sole agents.

Terms

A new lease is available for a term by arrangement.

Video

- Matterport - <https://my.matterport.com/show/?m=4Aq1F71Yi9z>



Viewing & Further Information



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