



TO LET

895 SQ FT
(83.15 SQ M)

£35 PER SQ FT

A bright characterful office
to let on historic Estate next
to Chancery Lane tube

- Tea Point
- Flexible lease
- Original timber floors
- 10 desks
- LED lighting
- Period features
- Comfort cooling

Summary

Available Size	895 sq ft
Rent	£35 per sq ft
Rates Payable	£24.66 per sq ft
Rateable Value	£38,250
Service Charge	£7.50 per sq ft
Car Parking	N/A
VAT	Applicable
EPC Rating	EPC exempt - Listed building

Description

This top-floor office has an abundance of natural light and fantastic floor-to-ceiling heights. The office is laid out to provide 10 desks in open plan, 2 x breakout/meeting areas and a tea point.

Location

The property is situated within the Staple Inn Estate, on the south side of High Holborn, opposite the junction with Gray's Inn Road, and immediately adjacent to Chancery Lane underground station.

Accommodation

The accommodation comprises of the following

Name	sq ft	sq m	Availability
3rd - North	895	83.15	Available
Total	895	83.15	

Specification

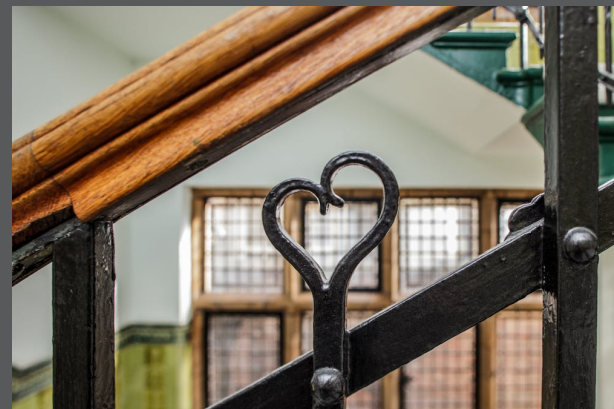
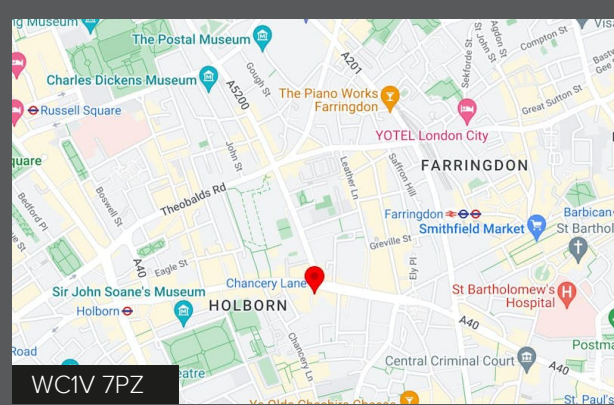
Original timber floor
Period features
Entryphone
On-site building manager

Viewings

By appointment through sole letting agents.

Terms

A new flexible lease is available.



Viewing & Further Information



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