



TO LET

601 TO 1,505 SQ FT
(55.83 TO 139.82 SQ M)

£40 - £45 PER SQ FT

Fully fitted offices opposite
Holborn tube 601/904/1505
sq ft from just £40 psf

- Fully fitted
- Bike racks
- Comfort cooled
- Economical rental

Summary

Available Size	601 to 1,505 sq ft
Rent	£40 - £45 per sq ft
Rates Payable	£21 per sq ft
Service Charge	£11.11 per sq ft
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Description

We are marketing 3 floors of fitted comfort cooled offices in this prominently positioned building seconds from Holborn tube station.

Location

The building is conveniently located on the north side of High Holborn by its junction with Kingsway.

Accommodation

The accommodation comprises the following areas:

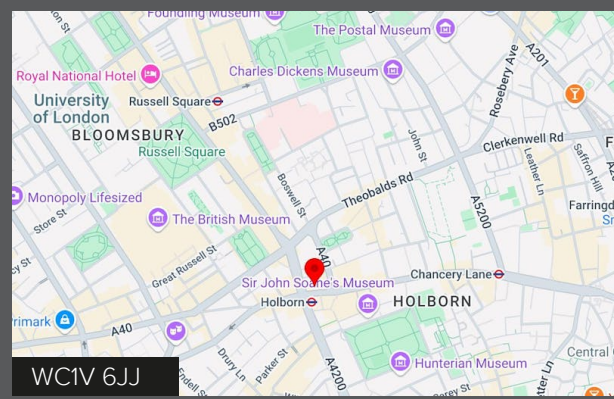
Name	sq ft	sq m	Availability
6th	601	55.83	Available
5th	904	83.98	Available
1st	904	83.98	Available
Total	2,409	223.79	

Viewings

Strictly by prior appointment through Gale Priggen or their joint agents Hartnell Taylor Cook

Terms

New lease/s are available for terms by arrangement



Viewing & Further Information



Tim Gale

020 7404 5043 | 07713 482351
tgp@galepriggen.co.uk



Clarke Buxton

020 7404 5043 | 07816 663468
cb@galepriggen.co.uk

Important: Gale Priggen & Co for themselves and for those on whose behalf they act give notice that a) these particulars are prepared for the convenience of an intending purchaser or tenant and, although they are believed to be correct, their accuracy is not guaranteed and any error, omission or mis-description shall not annul the sale or restrict the grounds on which compensation may be claimed and neither do they constitute any part of a contract, b) any intending purchaser or tenant must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars, c) all prices and rentals quoted are exclusive of VAT (if chargeable). Generated on 01/04/2025



Energy performance certificate (EPC)

1st Floor
Kingsgate House
115 High Holborn
LONDON
WC1V 6JJ

Energy rating

C

Valid until: 28 June 2032

Certificate number: 8187-7708-7821-8029-8750

Property type

Offices and Workshop Businesses

Total floor area

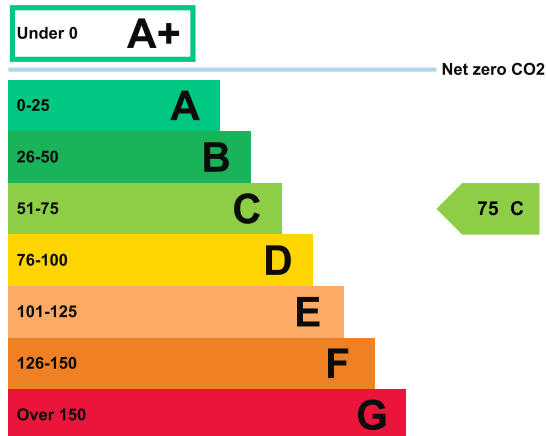
114 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is C.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

How this property compares to others

Properties similar to this one could have ratings:

If newly built

4 A

If typical of the existing stock

18 A

Breakdown of this property's energy performance

Main heating fuel	Natural Gas
Building environment	Air Conditioning
Assessment level	3
Building emission rate (kgCO ₂ /m ² per year)	15.03
Primary energy use (kWh/m ² per year)	120

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/8127-4704-8180-3160-8341\)](https://energy-certificate/8127-4704-8180-3160-8341).

Who to contact about this certificate

Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	David Ridley
Telephone	0800 170 1201
Email	admin@easyepc.org

Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor's ID	EES/023737
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	Clarius Eco
Employer address	1 Parkways Court Oulton Leeds LS26 8TR
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	23 June 2022
Date of certificate	29 June 2022

Energy performance certificate (EPC)

5th Floor
Kingsgate House
115 High Holborn
LONDON
WC1V 6JJ

Energy rating

E

Valid until: 28 June 2032

Certificate number: 7535-9961-2913-7235-3442

Property type

Offices and Workshop Businesses

Total floor area

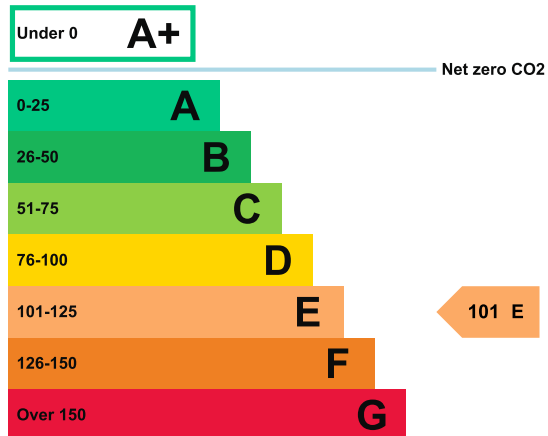
113 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is E.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

How this property compares to others

Properties similar to this one could have ratings:

If newly built

6 A

If typical of the existing stock

23 A

Breakdown of this property's energy performance

Main heating fuel	Natural Gas
Building environment	Air Conditioning
Assessment level	3
Building emission rate (kgCO ₂ /m ² per year)	20.48
Primary energy use (kWh/m ² per year)	153

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/1825-8793-2368-6012-8614\)](https://energy-certificate/1825-8793-2368-6012-8614).

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Telephone	0800 170 1201
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Energy performance certificate (EPC)

6th Floor
Kingsgate House
115 High Holborn
LONDON
WC1V 6JJ

Energy rating

E

Valid until: 28 June 2032

Certificate number: 4009-9858-8603-3381-7802

Property type

Offices and Workshop Businesses

Total floor area

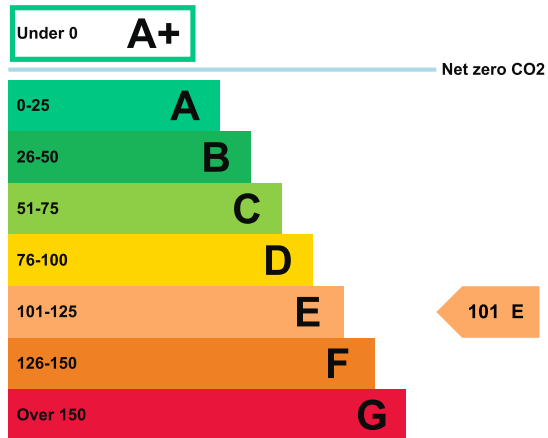
85 square metres

Rules on letting this property

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Energy rating and score

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How this property compares to others

Properties similar to this one could have ratings:

If newly built

11 A

If typical of the existing stock

43 B

Breakdown of this property's energy performance

Main heating fuel	Natural Gas
Building environment	Air Conditioning
Assessment level	3
Building emission rate (kgCO ₂ /m ² per year)	36.91
Primary energy use (kWh/m ² per year)	238

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/1097-2151-3787-1656-5393\)](https://energy-certificate/1097-2151-3787-1656-5393).

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