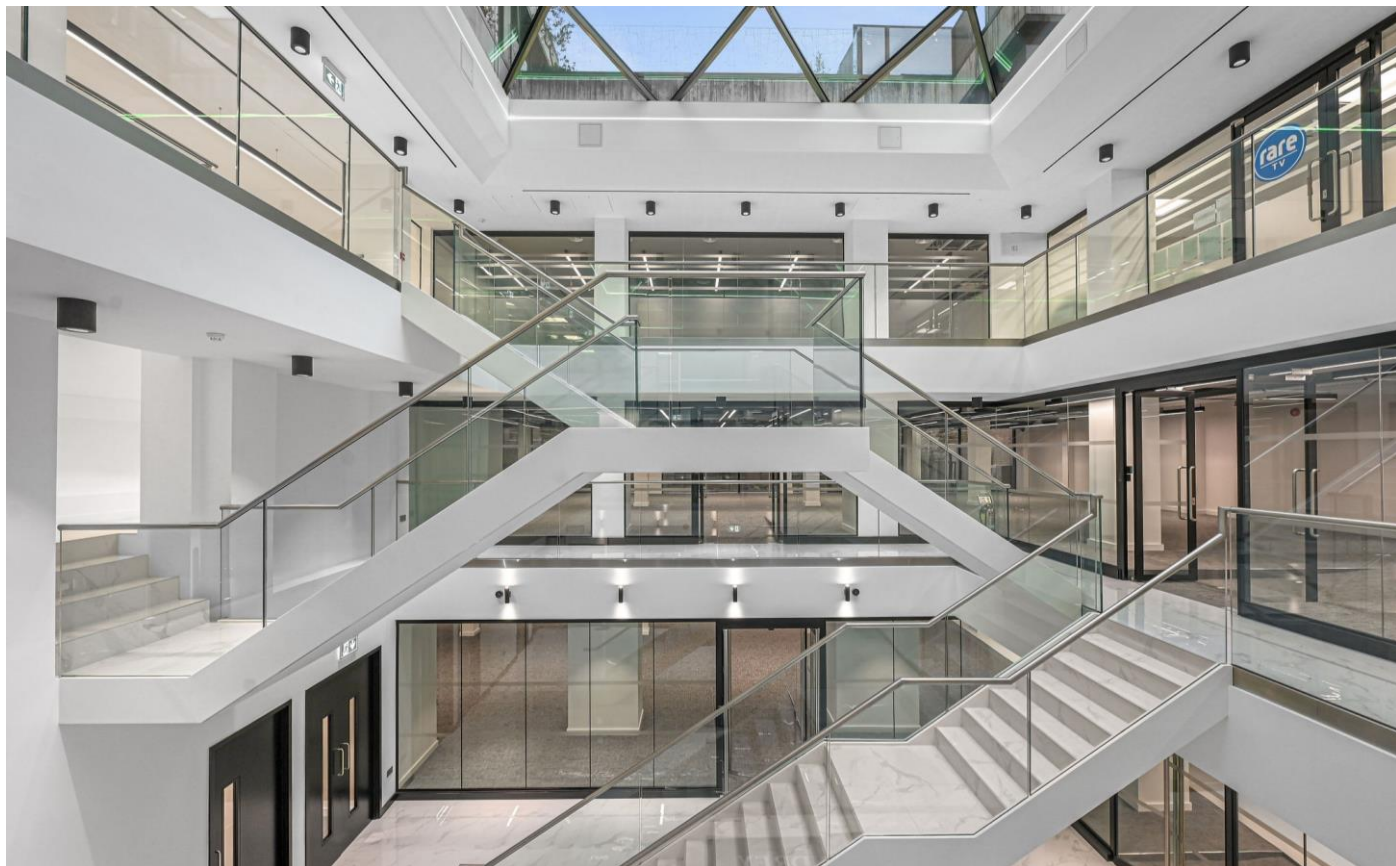


# Audrey House, 16-20 Ely Place

Holborn/Farringdon, London, EC1N 6SN



AMAZING OFFICE OR ALTERNATE USE SPACE OVER TWO LIGHT FILLED LOWER GROUND FLOORS | AVAILABLE (CAN BE SPLIT) | 1,216 – 10,043 sq ft



## Location

Ely Place is a unique, attractive, historic and private gated street of both architectural and historic interest. It's situated directly to the north of Holborn Circus near Hatton Garden. Chancery Lane (Central line) and Farringdon (Circle, Metropolitan, Hammersmith & City underground lines and the new Elizabeth Line) stations are the closest, as well as City Thames Link on nearby Holborn Viaduct. There is private parking in the cul de sac and commissionaires from the Bishop of Ely (the "Beagles"). At the end of the street is a secret door through to Bleeding Heart Yard.

## Description

The office space available is predominantly on the lower ground levels, presently undergoing an imaginative and thorough refurbishment with a feature connecting staircase and massive light well through the space. The brief – "Volume & Light" – with finishes including a new Grade A specification, exposed ceilings, new AC, raised metal tile floors and LED Lighting. There are also 2 large terraces overlooking the adjacent Crypt. Audrey House is a grand & prominent building on Ely Place, situated adjacent to the historic St. Etheldred's Crypt. There is a new reception, commissionaire, passenger lifts and (new) extensive end of journey facilities including bike racks, a bike workshop, a mother's room and luxurious showers.

## Floor Areas

Floor	sq ft	sq m
Ground Floor	1,216	113
Garden Floor	6,222	578
Lower Ground Floor	2,605	242
<b>TOTAL (approx.)</b>	<b>10,043</b>	<b>933</b>

\*Measurement in terms of NIA

## Holborn

Developed as a medieval suburb of the City, this area of central London makes the connection between the City and the West End. Holborn has been traditionally popular with the legal fraternity, although the area has recently attracted more diverse occupiers including Sainsbury's and Warner Brothers. The weekday market at Leather Lane has been in operation for 400 years, serving anyone from workers looking for a lunchtime feed to hipsters seeking a coffee shop hangout. There is an Annual Strawberry Fair in Ely Place and Audrey House was built on the medieval Strawberry Fields.

Jason Hanley, Partner

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Olivia Stapleton, Agency Surveyor

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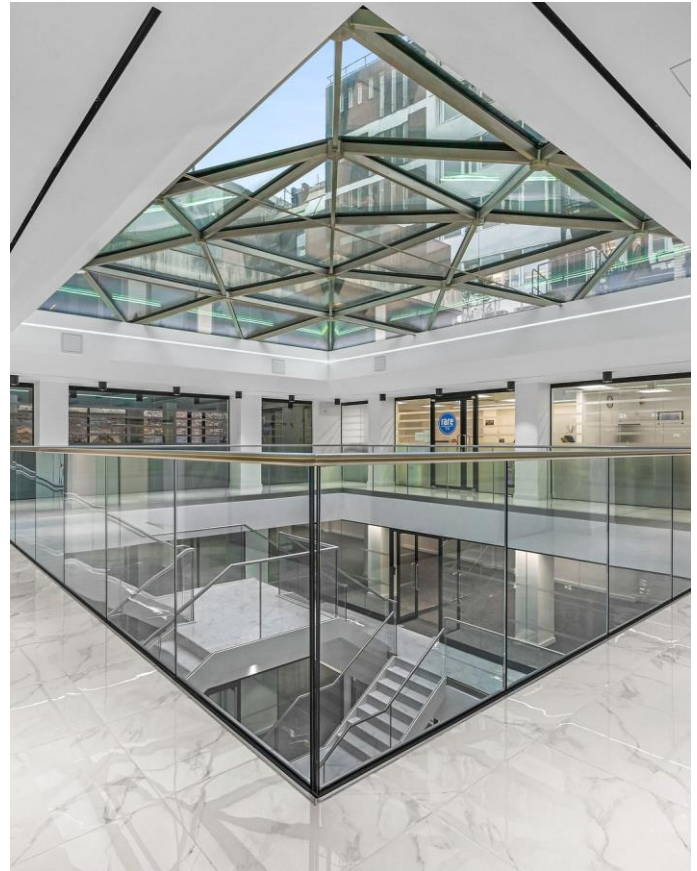
Applicants are advised to make their own enquires in respect of all rates payable to local authorities and taxes. We recommend you see [www.voa.gov.uk](http://www.voa.gov.uk) for further information. None of the systems or services in the property have been tested by us to check they are in working order. Interested parties may wish to make their own investigations. All other information provided is for guide purposes and cannot be relied upon.

Subject to Contract February 2024

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📍 4 Golden Square London W1F 9HT

OFFICE OR ALTERNATE USE SPACE AVAILABLE TO LET | 1,216 – 10,043 sq ft



## Terms

Tenure:	Leasehold
Lease:	Available on new effective FRI lease direct from the freeholder
Rent:	Ground Floor - £55.00 psf pax Garden Floor - £49.50 psf pax Lower Ground Floor - £45.00 psf pax
Rates:	Ground Floor Rates approx £20 psf pax Lower Ground Floor Rates approx. £10 psf pa <i>(all interested parties should make their own independent enquiries of the VOA)</i>
Service Charge:	Approximately £14.00 psf pa

## Amenities

- Three Terraces
- Impressive ground floor atrium with new feature lightwell and architectural staircase / can be self contained
- Stylish new reception with security/commissionaire
- New showers/bike racks/bike workshop/Mothers Room
- Car parking available (by separate agreement)
- Commissionaire and onsite building manager
- Alternative uses considered

Jason Hanley, Partner

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