

H
ESAVIAN

181A HIGH HOLBORN

PRIME FLEXIBLE SERVICED OFFICE SPACE

WELCOME TO ESAVIAN HOUSE HOLBORN





PRIME FLEXIBLE WORKSPACE

A contemporary, fully serviced workspace designed for ambitious businesses who want flexibility, style, and a genuinely enjoyable place to work.

Right in the heart of High Holborn at number 181A, Esavian House Holborn puts you in one of London's most buzzing, best-connected neighbourhoods right at the centre of one of London's most established and best connected business districts.

Inside, you'll find flexible private offices, collaborative meeting spaces, and premium amenities - everything your team needs to do their best work (and enjoy it too). The third floor features a communal and private terrace, included with one of the office suites.

A true home-from-home with real personality, this is a workspace that does things differently. Faces are familiar, individuality is welcomed, and every detail reflects a space that's thoughtfully run, and with a genuine invested interest in the people who work there.

A SPACIOUS
COMMUNAL
ROOF TERRACE



Fully furnished private offices with all-inclusive pricing and flexible licence terms.



Concierge-style reception



Meeting rooms and breakout spaces



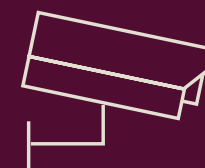
Central London location



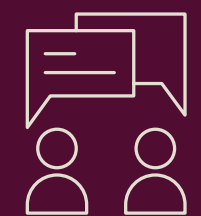
High-speed internet (Secure Wi-Fi & wired connections throughout)



Daily cleaning and waste collection



24/7 CCTV security and access control



Dedicated centre team



Fully equipped kitchens with complimentary tea, coffee, and filtered water



Showers and secure cycle storage



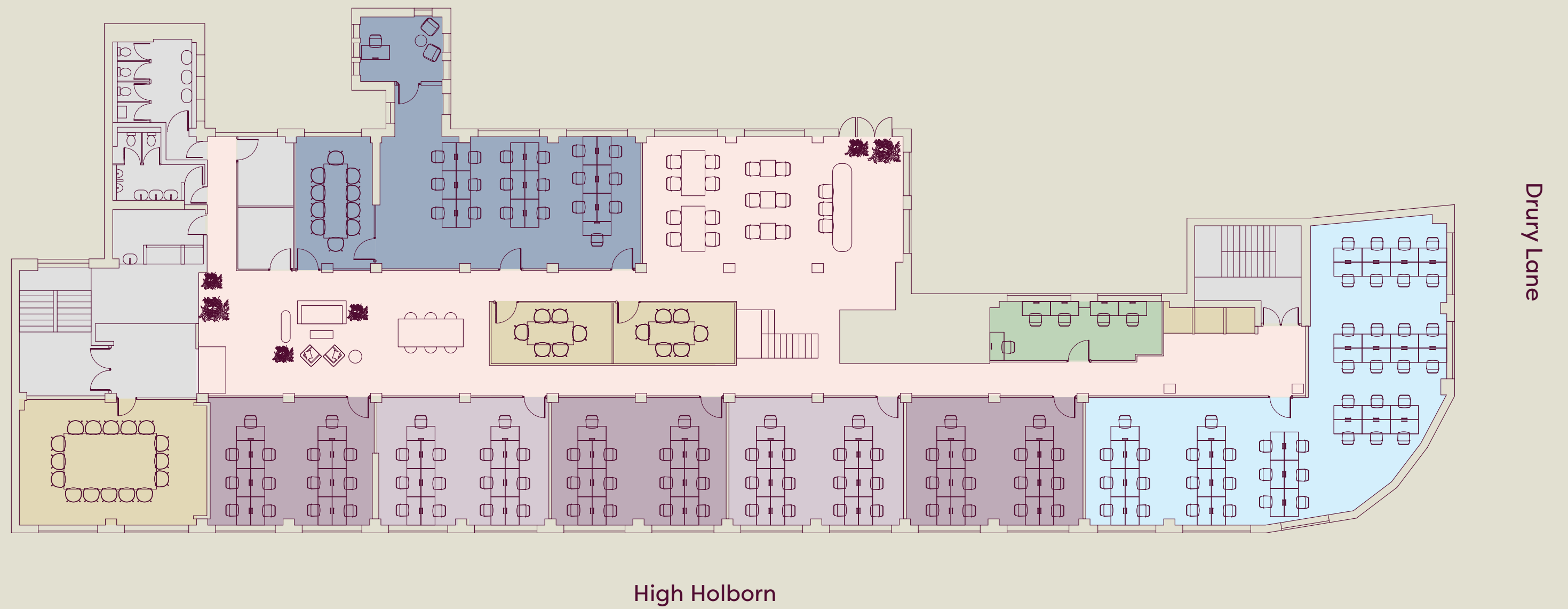
DESIGNED
WITH THE
OCCUPIER
IN MIND

Floors can be configured to suit individual business needs, from smaller private suites to full-floor occupier requirements.

FIRST FLOOR
8,272 sq ft

AVAILABILITY

OFFICE	DESKS	SQ FT	SQ M
1.06	14	450	41
1.07-1.08	42	1,260	116
1.09	5	200	18
1.10 (with meeting room)	20	1,060	99



- Offices
- Meeting Rooms
- Breakout / circulation space
- Core



Floor plan not to scale. For indicative purposes only.

CENTRAL CONNECTED CONVENIENT



LIFESTYLE

THE LOCATION YOU'VE BEEN LOOKING FOR


Esavian House Holborn sits right where Holborn meets Chancery Lane, putting you at the heart of one of London's most accessible business spots.

Holborn is a long-established hub for legal, financial, professional, and creative businesses, with excellent access across the West End, City, and beyond.

Cafés for your caffeine fix, restaurants for lunch breaks, and gyms for that “I crushed it” feeling - all just steps away.



CONNECTIVITY

01 MINS 

HOLBORN



04 MINS 


COVENT GARDEN



08 MINS 

LEICESTER SQUARE



10 MINS 

TOTTENHAM COURT ROAD



LOCAL AMENITIES

ROSEWOOD LONDON



REBEL

PIZZA UNION

seven dials market

COVENT GARDEN

LEATHER LANE MARKET



A NEW PERSPECTIVE

The name Esavian House Holborn reflects the building's origins and its long-standing connection to innovation and adaptability.

Originally associated with the Educational Supply Association, the Esavian name became synonymous with adaptable design and forward-thinking engineering. That legacy continues today through a building that has evolved to meet the needs of modern businesses - offering flexible, well-designed workspace that adapts as businesses grow and change.

ESAVIANHOUSE.CO.UK

FIND OUT MORE

Arrange a viewing or discuss your workspace requirements today.

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181A HIGH HOLBORN, LONDON WC1V 7QX

Misrepresentations Act 1967 - Whilst all the information in this brochure is believed to be correct, neither the agent nor the client guarantee its accuracy nor is it intended to form any part of any contract. All areas quoted are approximate. February 2026.

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