



TO LET

377 TO 984 SQ FT
(35.02 TO 91.42 SQ M)

RENT ON APPLICATION

Short term, flexi space available in an attractive Townhouse, in one of Midtown's most desirable & private locations...

- OUR CLIENTS ARE NOW WILLING TO OFFER ANY TWO FLOORS IN THE BUILDING...from 377 sq ft (4th) upward
- Rent reduced to an all-inc initial rate of approx £70 psf...
- Fitted & furnished floors, offered on flexible short term basis
- Daikin comfort cooling system
- Passenger lift
- Timber flooring
- Perimeter trunking
- Fibre connectivity

Summary

Available Size	377 to 984 sq ft
Rent	Rent on application
Business Rates	N/A
Service Charge	N/A
VAT	Applicable
EPC Rating	EPC exempt - Listed building

Description

The building has an attractive, classic Townhouse facade and forms part of an elegant terrace of period properties. The property is Listed Grade II, but has previously been tastefully refurbished and upgraded to provide a more modern working environment, with open plan space on the upper floors, a passenger lift (serving all floors), comfort cooling throughout and timber flooring.

Our clients are offering any two floors, together or separately, available for immediate occupation. Furniture can be provided to suit a tenant's requirements, by agreement.

Property Highlights / Amenities

- Build Status: Light Refurbishment
- Number of Passenger lifts: 1
- Floor Type: Timber floor
- Ceiling: Plaster ceiling
- Air conditioning: Yes
- Trunking: Perimeter trunking

Location

Ely Place is situated just north of Holborn Circus, off Charterhouse Street. It is steeped in history and is home to one of the oldest surviving Churches in London, St Etheldreda's, which dates from the 13th Century.

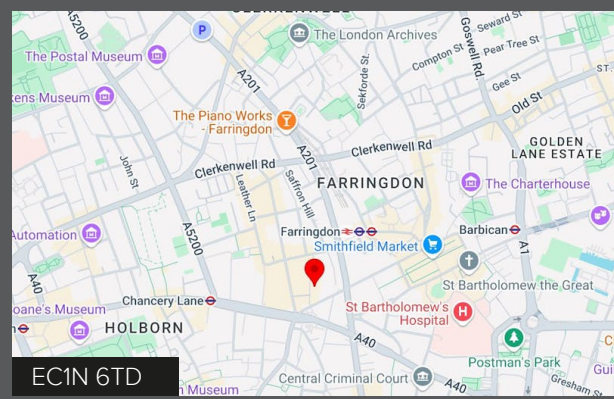
A hidden gem in the heart of the bustling Midtown market, Ely Place is a private, gated thoroughfare and offers a tranquil setting, whilst being just a few minutes' walk from London's premiere communications hub at Farringdon Station.

Chancery Lane underground and City Thameslink stations are also close by, and with Leather Lane street market and the many delights - culinary and otherwise - of Farringdon and Clerkenwell on the doorstep, Ely Place really can boast the best of both worlds.

Accommodation

Our clients have surplus space and are prepared to offer any two of the floors, individually, or in combination, thereby offering from a minimum of 377 sq ft on the 4th, to a maximum single floor of 539 sq ft (gnd). All floors comprise of bright open plan spaces, offering from a minimum of 6+ workstations, offered at all-inclusive initial rates from £70 psf...

Name	sq ft	sq m	Availability
4th	377	35.02	Available
3rd	422	39.21	Available
2nd	445	41.34	Available
1st	429	39.86	Available
Ground	539	50.07	Available



Viewing & Further Information



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Name	sq ft	sq m	Availability
Lower Ground	407	37.81	Available
Total	2,619	243.31	

Specification

- * Daikin comfort cooling system
- * Passenger lift
- * Timber flooring
- * Perimeter trunking
- * Video entryphone

Viewings

Strictly by prior appointment with Tim Gale or Clarke Buxton.

Terms

Short term, flexible Agreements are available for a term by arrangement, from a minimum of 12 months, with immediate possession.

Fully inclusive terms are offered, to include rent, rates, s/charge & electricity charges.

Fibre/broadband connectivity is available, by agreement.

Video

- Video Tour - <https://my.matterport.com/show/?m=JT8YGj7wwQP>

