



TO LET

450 SQ FT
(41.81 SQ M)

£32.50 PER SQ FT

Small office to let in the
South Building of the Staple
Inn Estate WC1 - 450 sq ft

- Flexible lease
- Original timber floors
- Period features

Summary

Available Size	450 sq ft
Rent	£32.50 per sq ft
Rates Payable	£10.31 per sq ft Estimated
Rateable Value	£9,300
Service Charge	£7.50 per sq ft
Car Parking	N/A
VAT	Applicable
Estate Charge	N/A
EPC Rating	EPC exempt - Listed building

Description

We are offering a number of small offices to let in the South Building, part of the Staple Inn Estate. The unit is found at lower ground floor overlooking the gardens to the rear of the estate and is configured to provide 2 interconnecting offices, and benefits from original period features, timber floors and good natural light.

Property Highlights / Amenities

- Build Status: Refurbished

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
Lower Ground	450	41.81	Available
Total	450	41.81	

Specification

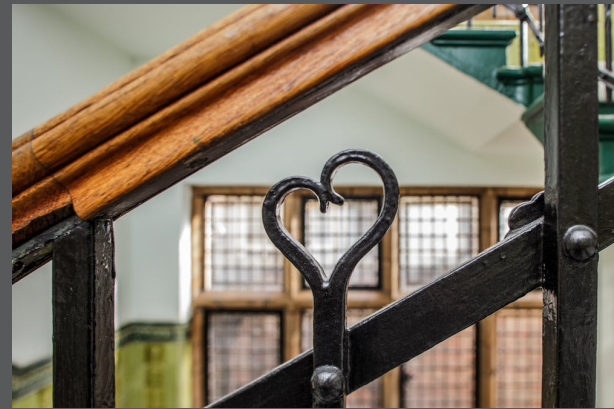
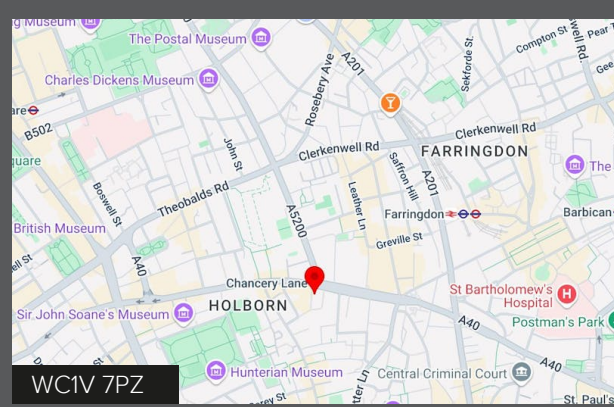
Newly decorated
Original timber floor
Period features
Entryphone
On-site building manager
24/7 access

Viewings

By appointment through sole letting agents.

Terms

New flexible short form of lease is available for a minimum term of 12 months.



Viewing & Further Information



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