



## TO LET

882 SQ FT  
(81.94 SQ M)

£42.50 PER SQ FT

The Staple Inn Estate is a highly visible, distinctive group of properties, conveniently situated immediately adjacent to Chancery Lane Stn

- Flexible leasing terms
- Period features
- Gas C/H
- Newly refurbished common parts
- Cellular layout (4 offices)
- Kitchenette
- Attractive courtyard setting
- Perimeter trunking

## Summary

<b>Available Size</b>	882 sq ft
<b>Rent</b>	£42.50 per sq ft
<b>Rates Payable</b>	£18.54 per sq ft
<b>Rateable Value</b>	£31,500
<b>Service Charge</b>	£11.95 per sq ft
<b>VAT</b>	Applicable
<b>Estate Charge</b>	N/A
<b>EPC Rating</b>	EPC exempt - Listed building

## Description

Parts of Staple Inn were originally constructed in the 16th Century and it is a unique office environment, with the buildings arranged around a central, landscaped and cobbled courtyard, with attractive gardens to the rear.

The available unit is on the 1st floor of No 7 Staple Inn, and boasts fantastic natural light, original period features and gas central heating. The unit is cellular in layout and provides for 4 separate offices and kitchenette.

## Location

The Staple Inn Estate is situated on the south side of the junctions of High Holborn, Gray's Inn Road and Holborn, along the main East-West axis between the City & West End.

It is immediately adjacent to Chancery Lane underground station.

## Accommodation

The accommodation comprises of the following:

Name	sq ft	sq m	Tenure	Availability
1st	882	81.94	To Let	Available
<b>Total</b>	<b>882</b>	<b>81.94</b>		

## Specification

Gas C/H  
Perimeter trunking  
Period features  
Kitchenette  
On-site building management

## Viewings

Strictly by appointment through sole agents.

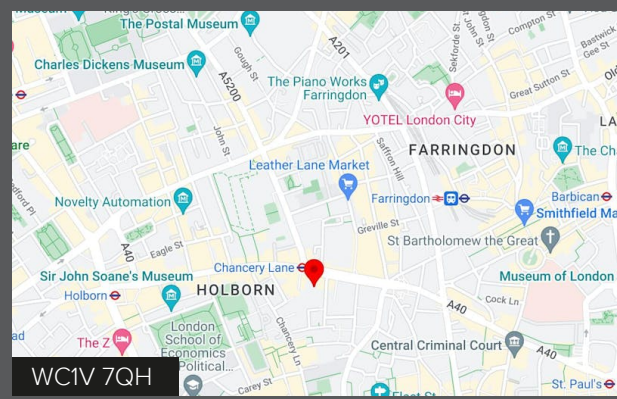
## Terms

A new lease is available for a term by arrangement.

## Video

● Matterport -

<https://my.matterport.com/show/?m=bb9bm7rm5d0wg8a7q0ga8wpmc&views=0>



## Viewing & Further Information



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