



## TO LET

601 TO 1,505 SQ FT  
(55.83 TO 139.82 SQ M)

£40 - £45 PER SQ FT

Fully fitted offices opposite  
Holborn tube 601/904/1505  
sq ft from just £40 psf

- Fully fitted
- Bike racks
- Comfort cooled
- Economical rental

## Summary

<b>Available Size</b>	601 to 1,505 sq ft
<b>Rent</b>	£40 - £45 per sq ft
<b>Rates Payable</b>	£21 per sq ft
<b>Service Charge</b>	£11.11 per sq ft
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	Upon enquiry

## Description

We are marketing 3 floors of fitted comfort cooled offices in this prominently positioned building seconds from Holborn tube station.

## Location

The building is conveniently located on the north side of High Holborn by its junction with Kingsway.

## Accommodation

The accommodation comprises the following areas:

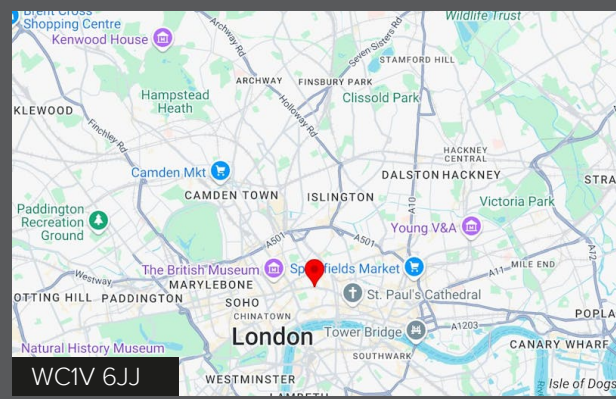
Name	sq ft	sq m	Availability
6th	601	55.83	Available
5th	904	83.98	Available
1st	904	83.98	Available
<b>Total</b>	<b>2,409</b>	<b>223.79</b>	

## Viewings

Strictly by prior appointment through Gale Priggen or their joint agents Hartnell Taylor Cook

## Terms

New lease/s are available for terms by arrangement



## Viewing & Further Information



### Tim Gale

020 7404 5043 | 07713 482351  
tgp@galepriggen.co.uk



### Clarke Buxton

020 7404 5043 | 07816 663468  
cb@galepriggen.co.uk

Important: Gale Priggen & Co for themselves and for those on whose behalf they act give notice that a) these particulars are prepared for the convenience of an intending purchaser or tenant and, although they are believed to be correct, their accuracy is not guaranteed and any error, omission or mis-description shall not annul the sale or restrict the grounds on which compensation may be claimed and neither do they constitute any part of a contract, b) any intending purchaser or tenant must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars, c) all prices and rentals quoted are exclusive of VAT (if chargeable). Generated on 27/03/2025



# Energy performance certificate (EPC)

1st Floor Kingsgate House 115 High Holborn LONDON WC1V 6JJ	Energy rating	Valid until: 28 June 2032
	<b>C</b>	Certificate number: 8187-7708-7821-8029-8750

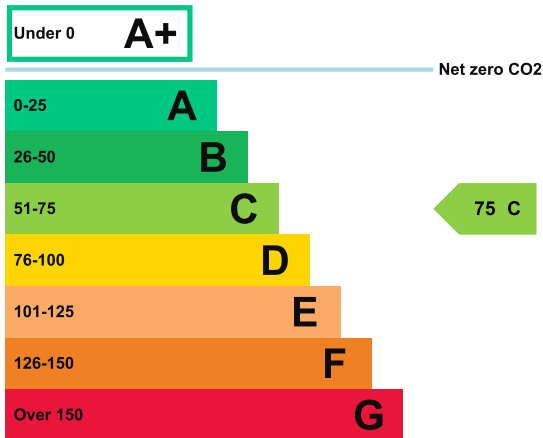
Property type	Offices and Workshop Businesses
Total floor area	114 square metres

## Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

## Energy rating and score

This property's energy rating is C.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

## How this property compares to others

Properties similar to this one could have ratings:

If newly built	<b>4 A</b>
If typical of the existing stock	<b>18 A</b>

## Breakdown of this property's energy performance

Main heating fuel	Natural Gas
Building environment	Air Conditioning
Assessment level	3
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year)	15.03
Primary energy use (kWh/m <sup>2</sup> per year)	120

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## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/8127-4704-8180-3160-8341\)](https://energy-certificate/8127-4704-8180-3160-8341).

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## Who to contact about this certificate

### Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	David Ridley
Telephone	0800 170 1201
Email	<a href="mailto:admin@easyepc.org">admin@easyepc.org</a>

### Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor's ID	EES/023737
Telephone	01455 883 250
Email	<a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a>

### About this assessment

Employer	Clarius Eco
Employer address	1 Parkways Court Oulton Leeds LS26 8TR
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	23 June 2022
Date of certificate	29 June 2022

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# Energy performance certificate (EPC)

5th Floor  
Kingsgate House  
115 High Holborn  
LONDON  
WC1V 6JJ

Energy rating

**E**

Valid until: 28 June 2032

Certificate number: 7535-9961-2913-7235-3442

Property type

Offices and Workshop Businesses

Total floor area

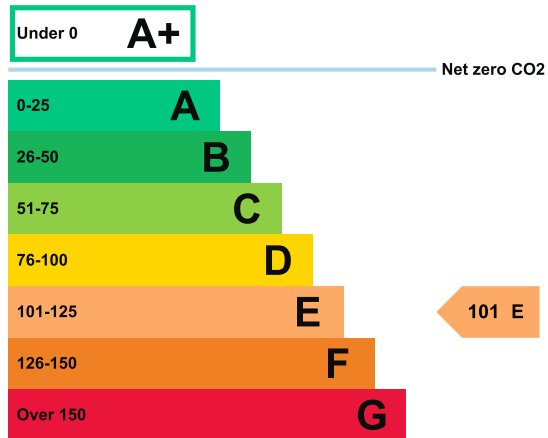
113 square metres

## Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

## Energy rating and score

This property's energy rating is E.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

## How this property compares to others

Properties similar to this one could have ratings:

If newly built

**6 A**

If typical of the existing stock

**23 A**

## Breakdown of this property's energy performance

Main heating fuel	Natural Gas
Building environment	Air Conditioning
Assessment level	3
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year)	20.48
Primary energy use (kWh/m <sup>2</sup> per year)	153

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## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/1825-8793-2368-6012-8614\)](https://energy-certificate/1825-8793-2368-6012-8614).

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## Who to contact about this certificate

### Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	David Ridley
Telephone	0800 170 1201
Email	<a href="mailto:admin@easyepc.org">admin@easyepc.org</a>

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Email	<a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a>

### About this assessment

Employer	Clarius Eco
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Assessor's declaration	The assessor is not related to the owner of the property.
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# Energy performance certificate (EPC)

6th Floor  
Kingsgate House  
115 High Holborn  
LONDON  
WC1V 6JJ

Energy rating

**E**

Valid until: 28 June 2032

Certificate number: 4009-9858-8603-3381-7802

Property type

Offices and Workshop Businesses

Total floor area

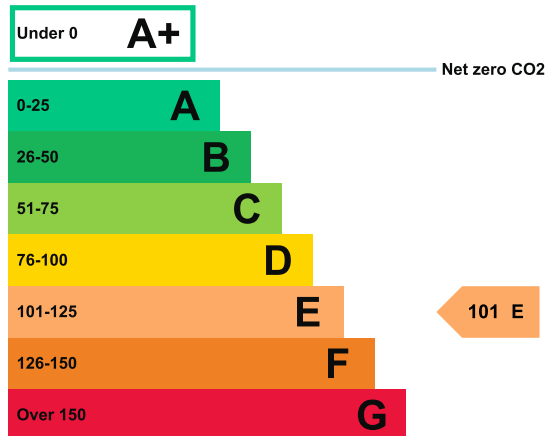
85 square metres

## Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

## Energy rating and score

This property's energy rating is E.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

## How this property compares to others

Properties similar to this one could have ratings:

If newly built

**11 A**

If typical of the existing stock

**43 B**

## Breakdown of this property's energy performance

Main heating fuel	Natural Gas
Building environment	Air Conditioning
Assessment level	3
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year)	36.91
Primary energy use (kWh/m <sup>2</sup> per year)	238

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## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/1097-2151-3787-1656-5393\)](https://energy-certificate/1097-2151-3787-1656-5393).

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## Who to contact about this certificate

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