

# The Staple Inn Estate

1-3 Staple Inn. London. WC1V 7OH



## TO LET

1,245 SQ FT  
(115.66 SQ M)

£52.50 PER SQ FT

Open plan Cat A  
suite...FREE SPACE  
PLANNING - let us know  
your occupational criteria;  
we will respond with a  
bespoke layout & virtual  
tour!

- Solid timber floors
- Comfort cooling
- Fully fitted kitchen
- Attractive courtyard setting
- Perimeter trunking
- On-site building management
- 24 hr access
- Bike Racks

## Summary

<b>Available Size</b>	1,245 sq ft
<b>Rent</b>	£52.50 per sq ft
<b>Rates Payable</b>	£17.61 per sq ft
<b>Rateable Value</b>	£42,250
<b>Service Charge</b>	£10.85 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 1-3 Staple Inn, and boasts fantastic natural light with views across the central courtyard and comfort cooling. The unit is arranged in open plan, with a fully fitted kitchen.

## 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	1,245	115.66	To Let	Available
<b>Total</b>	<b>1,245</b>	<b>115.66</b>		

## Specification

Solid timber floors  
Comfort cooling  
Kitchen  
Perimeter trunking  
Good floor to ceiling height  
On-site building management

## Viewings

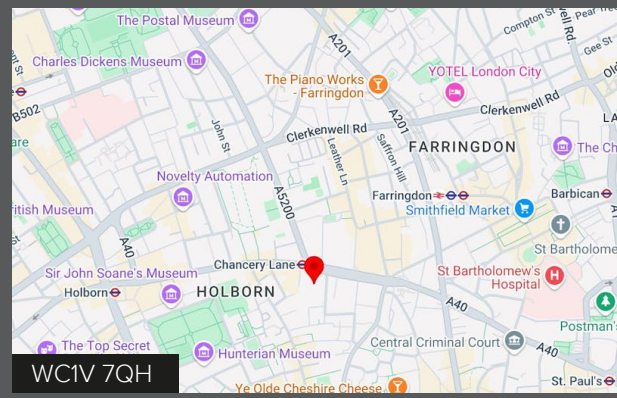
Strictly by appointment through sole agents.

## Terms

A new lease is available for a term by arrangement.

## Video

- Matterport - <https://my.matterport.com/show/?m=4Aq1F71Yi9z>



## Viewing & Further Information



**Clarke Buxton**

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



**Tim Gale**

020 7404 5043 | 07713 482351  
tgp@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 12/01/2026





