



## TO LET

655 SQ FT  
(60.85 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
- Gas C/H
- Attractive courtyard setting
- Perimeter trunking
- On-site building management
- Bike racks
- 24 hr access

## Summary

<b>Available Size</b>	655 sq ft
<b>Rent</b>	£42.50 per sq ft
<b>Rates Payable</b>	£19.02 per sq ft
<b>Rateable Value</b>	£24,000
<b>Service Charge</b>	£10.30 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 2nd floor of No 9 Staple Inn, and boasts fantastic natural light, original period features and gas central heating. The unit is predominantly open plan.

## 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
3rd	655	60.85	To Let	Available
<b>Total</b>	<b>655</b>	<b>60.85</b>		

## Specification

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

## Viewings

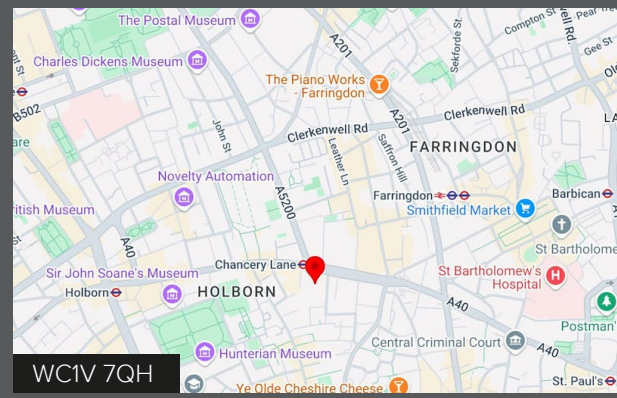
Strictly by appointment through sole agents.

## Terms

A new lease is available for a term by arrangement.

## Video

- Matterport - <https://vrpm.captur3d.io/view/vrpm/staple-inn>



## Viewing & Further Information



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