



## TO LET

867 SQ FT  
(80.55 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
- Cellular layout (4 offices)
- Attractive courtyard setting
- Perimeter trunking
- On-site building management
- Bike Racks

## Summary

<b>Available Size</b>	867 sq ft
<b>Rent</b>	£42.50 per sq ft
<b>Rates Payable</b>	£16.17 per sq ft
<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 2nd 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.

## 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
2nd	867	80.55	To Let	Available
<b>Total</b>	<b>867</b>	<b>80.55</b>		

## Specification

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

## Viewings

Strictly by appointment through sole agents.

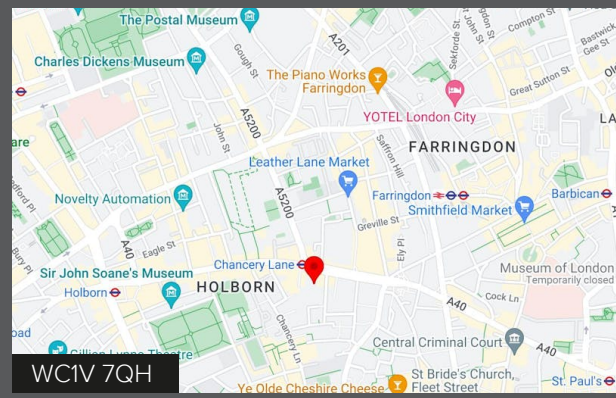
## Terms

A new lease is available for a term by arrangement.

## Video

- Matterport -

<https://my.matterport.com/show/?m=psdz20i12rw17kxsiar5w68gb&views=0>



## Viewing & Further Information



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