

TO LET - OFFICE

# 3RD FLOOR - 45 EAGLE STREET

2,049 Sq Ft, WC1R 4FS



## Key Highlights

- 1,338 to 10,358 sq ft
- Passenger lift
- Landscaped rear courtyard
- Communal rooftop terrace
- Fully Fitted
- Air conditioning with exposed services
- Access to meeting room facilities
- High quality end of trip facilities

SAVILLS City  
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## Description

45 Eagle Street was refurbished in recent years and designed by Buckley Gray Yeoman. The top floor is now available which is fully fitted and benefits from exposed ceilings, superb natural light, direct access to a communal roof terrace and excellent end of trip facilities.

## Location

45 Eagle Street is centrally located between the West End and the City. It is situated on the north side of Eagle Street close to High Holborn and Red Lion Square.

The property benefits from excellent local amenities together with superb transport connections. Holborn (Central and Piccadilly line), Chancery Lane (Central line) and Farringdon (Elizabeth Line, Thameslink, Circle and Metropolitan) stations are all within a short walk.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
3rd - Fully Fitted	2,049	190.36	Available
2nd	1,995	185.34	Available
1st	3,384	314.38	Available
Ground	1,592	147.90	Available
Unit - Ground & LG	1,338	124.30	Available
<b>Total</b>	<b>10,358</b>	<b>962.28</b>	

## Specification

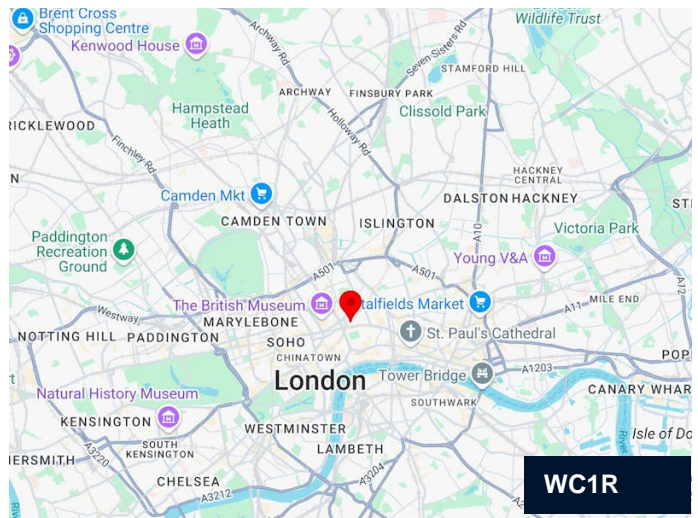
Quoting rent: £72.50 per sq ft

Rates: £22.59 per sq ft

Service Charge: £16.50 per sq ft

## Viewings

Strictly by appointment only



## Contact

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