



31-33 High Holborn, London, WC1V 6AX

Fully Fitted Office Accommodation Located in the Heart of Midtown

Summary

Tenure	To Let
Available Size	2,602 sq ft / 241.73 sq m
Rent	Rent on application
Service Charge	TBC
Business Rates	TBC
EPC Rating	B (50)

Key Points

- Fully accessible building (via platform lift)
- Good natural light
- Available fully furnished
- Well located, a short walk from Chancery Lane station
- High quality fit-out

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Summary

Available Size	2,602 sq ft
Rent	Rent on application
Business Rates	TBC
Service Charge	TBC
VAT	Applicable
EPC Rating	B (50)

Description

First floor office accommodation, benefitting from a high quality existing fit-out including the following:

- Boardroom
- Meeting Room
- Private Office
- Kitchenette
- Open Plan

Location

Located on High Holborn opposite the junction with Chancery Lane. Chancery Lane station (central line) is a short walk from the property. In addition, there are a variety of bus routes with connections south towards the City and West Towards Holborn and Tottenham Court Road.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Rates Payable (sq ft)	Service Charge (sq ft)	Availability
1st - Office	2,602	241.73	£22.32	£6	Available
Total	2,602	241.73	£22.32	£6	

Specification

- Air-conditioning
- Fully accessible raised floors
- Video-entry (for guests)

Viewings

Viewing by appointment only, via joint sole agents, Kinney Green and Bureau

Terms

A new lease from the Landlord for a term to be agreed. Alternatively a fully managed solution is available - terms and pricing upon application.



Viewing & Further Information

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