THE CONNECTION

LONDON WC1V 7BD

To Let (Short Term)

GROUND FLOOR OFFICE WITHIN THE CONNECTION

Class E Use

(Office, Medical, Retail etc.)

GROUND FLOOR
1,256 SQ.FT.

ROBERT IRVING BURNS


THE CONNECTION
198 HIGH HOLBORN
THE SPIRITED
PUBLIC LIBRARY

DESCRIPTION

The available accommodation comprises an exceptional self-contained ground floor office within The Connection, a distinctive office building extending to approximately 23,494 sq ft (2,182.6 sq m), arranged over the ground and five upper floors.

The building is prominently accessed from High Holborn via Dragon Yard, an attractive landscaped pedestrian walkway partially covered by a striking glazed canopy, with a secondary entrance from Stukeley Street. Occupiers and visitors are welcomed by a professional concierge reception, creating an impressive arrival experience and reinforcing the building's premium corporate appeal.

The ground floor has been fitted to an excellent contemporary standard and offers high-quality office accommodation capable of immediate occupation. The space is available either in its existing fitted configuration or can be provided fully furnished by way of separate negotiation, offering flexibility to suit an occupier's operational requirements.

The accommodation benefits from fully integrated comfort cooling (not tested), a raised access floor incorporating floor boxes, excellent natural light enhanced by a rear rooflight, and a thoughtfully designed layout incorporating two glazed meeting rooms. Staff amenities are equally impressive, with a contemporary fitted kitchen complete with integrated dishwasher, fridge and smart tap, together with two internally demised WCs, creating a highly efficient and comfortable working environment.

The premises would suit a wide variety of occupiers seeking premium self-contained headquarters in the heart of Midtown, combining modern specification, excellent natural light, outstanding staff facilities and the benefit of an established concierge-managed office building.

The accommodation is available by way of a flexible 6 to 12-month licence, presenting an excellent opportunity for occupiers requiring high-quality fitted office space on a short-term basis while the landlord progresses a wider refurbishment programme of the building.

FINANCES

FLOOR	GF
SIZE	1,256
QUOTING RENT (P.M.)	£31,400
ESTIMATED RATES PAYABLE (P.A.)	£35,280
SERVICE CHARGE	£16,328
ESTIMATED OCCUPANCY COST (P.A.)	**£83,008**

Alternative Floorplates: Please note that alternative floorplates are also available, ranging from approximately 1,200 sq ft to 3,800 sq ft. Please speak to a member of the team for further information on availability and configuration options.

AMENITIES

- SELF-CONTAINED OFFICE
- CONCIERGE RECEPTION
- COMFORT COOLING
- RAISED ACCESS FLOOR
- EXCELLENT NATURAL LIGHT
- ROOFLIGHT
- 2 GLAZED MEETING ROOMS
- FITTED KITCHEN
- DISHWASHER
- FLEXIBLE SHORT-TERM LICENCE
- SMART TAP
- 2 WCS
- FURNISHED OPTION
- FRIDGE

RECEPTION















CARPETED FLOOR IS CGI



BIKE STORAGE AVAILABLE



Please note that the images above are cleared up using AI.









LOCATION & SITUATION

LOCATED IN CENTRAL LONDON

The Connection, 198 High Holborn sits at the crossroads of five established London sub-markets: Covent Garden, Holborn, Soho, Fitzrovia and Bloomsbury. The location benefits from outstanding transport connectivity, plentiful green spaces, a rich heritage, and an unrivalled mix of retail, leisure and cultural amenities.

The Connection is situated on the south side of High Holborn with its entrance positioned between the Hoxton Hotel and the Grade II listed Holborn Town Hall. The area is enriched by the Covent Garden piazza, numerous theatres, boutique shops and 5-star hotels, alongside a vibrant arts scene, fine dining and cultural icons such as the Royal Opera House, the British Museum and Seven Dials.

To the north of High Holborn lies Bloomsbury, known for its prestigious academic and medical institutions.

FURTHER INFORMATION

LEASE

The accommodation is available by way of a flexible 6 to 12-month licence, presenting an excellent opportunity for occupiers requiring high-quality fitted office space on a short-term basis while the landlord progresses a wider refurbishment programme of the building.

POSSESSION

Upon completion of legal formalities.

LEGAL COSTS

Each party is to be responsible for their own legal costs.

EPC

88D

VAT

The property is elected for VAT.

FLOOR PLANS

Available on request.

CONTACT US

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Misrepresentation Act 1967.
These particulars are intended only to give a fair description of the property and do not form the basis of a contract or any part thereof.
These descriptions and all other information are believed to be correct but their accuracy is in no way guaranteed. August 2026.