

**fisher
german**

Audrey House

16-20 Ely Place
London EC1N 6SN

Leasehold | Offices

CAT A and CAT B Options Available





1,786 - 11,316 Sq.ft (165.9 - 1,051.3 Sq.m)



To Let | £39.50 - £85.00 (per sq ft pa excl)



Key information

-  **Rent**
£39.50 - £85.00
(per sq ft pa excl)
-  **Service Charge**
£16.16 (per sq ft)
-  **Business Rates**
Est. £18.75 - £27.50
(per sq ft ye April 27)
-  **EPC Rating**
B

Audrey House

1,786 - 11,316 Sq.ft (165.9 - 1,051.3 Sq.m)

Location

Ely Place is an attractive and exclusive gated street of both architectural and historic interest. It is situated directly to the north of Holborn Circus near Hatton Garden.

Chancery Lane (Central line) and Farringdon (Elizabeth, Circle, Metropolitan, Hammersmith & City underground lines) stations are the closest, as well as City Thames Link on nearby Holborn Viaduct.

Description

Audrey House is a distinguished landmark discreetly situated on Ely Place, adjacent to the historic St. Etheldreda's Crypt. The building has a new reception, commissionaire, two passenger lifts, and new extensive end-of-journey facilities, including bike racks and refined showers.

The office space available is arranged over the Garden, 1st and Part 4th floors. The Garden floor is refurbished to a new CAT A specification. The 1st floor is fitted out to a CAT B specification with a new kitchen and AC throughout. The 4th floor is fully fitted and furnished. Both the Garden and the 1st floors benefit from large private terraces.

Amenities



Reception



EPC B Rating



New Air Conditioning



Prestigious Entrance



Plug & Play



Private Terrace



Showers



Bike Parking



Transport Links

Further information

Lease Terms

The accommodation is available to let on terms to be agreed.

Rent

Part Fourth Floor - £60.00 per sq ft pa excl

First Floor - £85.00 per sq ft pa excl

Garden Floor - £39.50 per sq ft pa excl

Service Charge

The current on account service charge is £16.16 psf excl.

Business Rates

Estimated at £18.75 - £27.50 per sq ft pa for the rating year April 2026 to April 2027. All parties are advised to make their own enquiries with the rating authority.

EPC

The EPC rating is B.

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

Anti Money Laundering

The successful tenant will be required to submit information to comply with Anti Money Laundering Regulations.

Fixtures & Fittings

Any fixtures and fittings not expressly mentioned within these particulars are excluded from the letting.

VAT

The property is elected to VAT which is therefore payable on rent and service charge.

Viewings

Strictly by prior arrangement with the joint sole agents Fisher German LLP and Monmouth Dean .

Accommodation

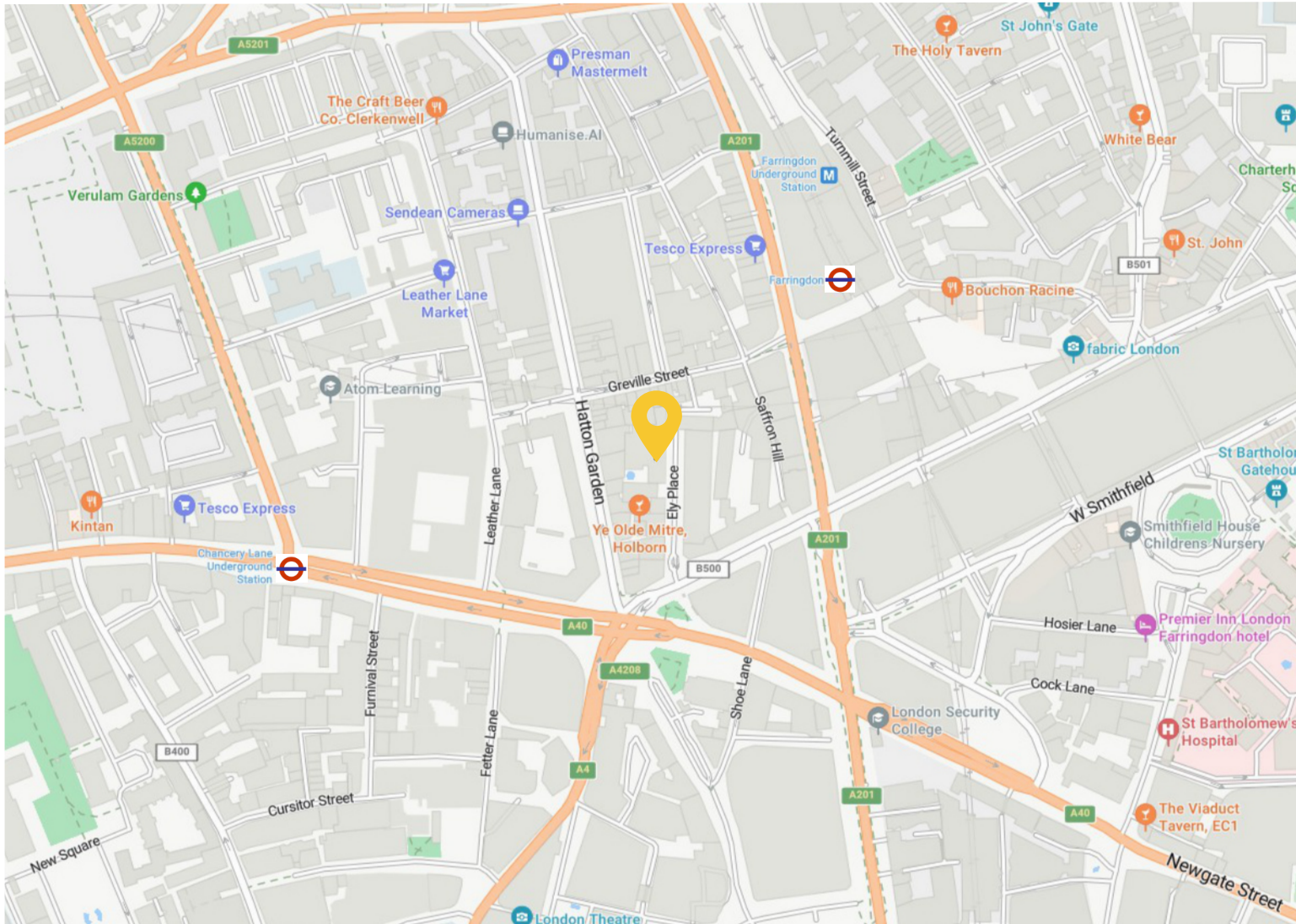
The approximate Net Internal Areas comprise:

Floor	Sq.ft	Sq.m
Part Fourth Floor - CAT B	1,786	165.9
First Floor - CAT B	3,463	321.7
Garden Floor - CAT A	6,067	563.6
TOTAL	11,316	1,051.3





Location Map



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Location

Address: Audrey House, 16-20 Ely Place, London EC1N 6SN

What3words: ///scenes.alien.hired

Nearest Stations

Farringdon Station:
0.2 miles / 3 min walk

Chancery Lane Underground:
0.3 miles / 5 min walk

City Thameslink:
0.3 miles / 5min walk

Contact us



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Particulars dated May 2026. Photographs dated April 2026.



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