
TO LET

**5-11 Theobalds Road, London WC1X
8SH**

Superb modern offices to let

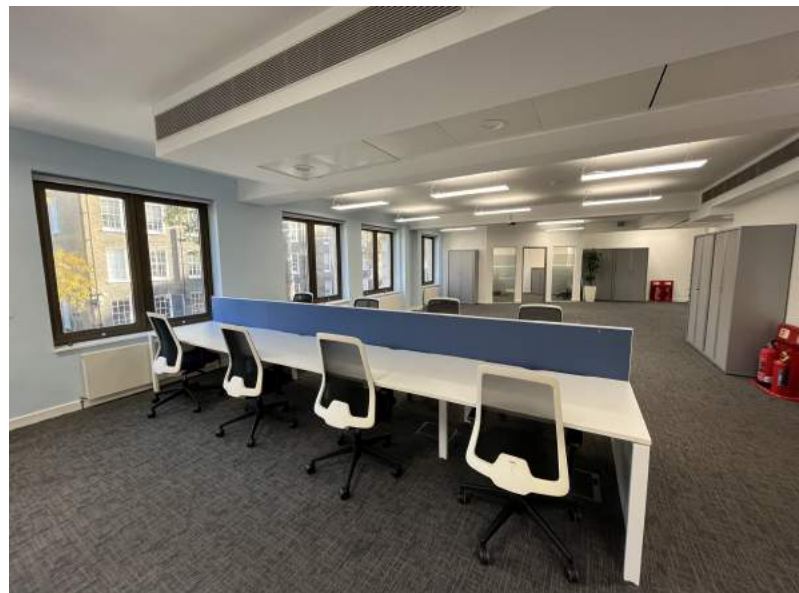
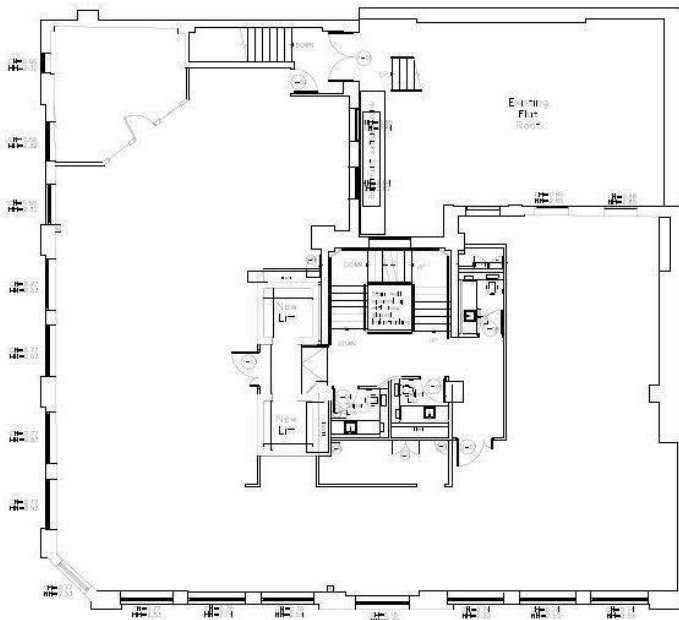
**1,356 - 4,156 Sq Ft
(126 - 386 Sq M)**



DESCRIPTION

The available accommodation has been refurbished and comprises the part ground and entire first floor. The first floor provides open plan space with one meeting room and a kitchenette with two access control entrances. The part ground floor provides open plan space with a kitchenette. The floors have an exclusive connection via a fire escape staircase. Floor areas are subject to final verification.

- ✓ Newly refurbished column free air cooled space
- ✓ Contemporary spacious shared reception area
- ✓ Raised floors
- ✓ Two 8 person passenger lifts
- ✓ Meeting room facilities for hire at modest rates
- ✓ Communal bike racks and showers
- ✓ Fully DDA compliant
- ✓ IT enabled





ACCOMMODATION

Net Internal Areas	sq ft	sq m
First Floor	2,800	260
Part Ground	1,356	126
Total	4,156	386

RENT

First Floor - £196,000 per annum
Ground Floor - £81,500 per annum

OCCUPATIONAL COSTS

Figures are inclusive of office cleaning, reception services, utilities, and buildings insurance.

BUSINESS RATES

For business rating information please visit the Valuation Office Agency website www.voa.gov.uk.

TERMS

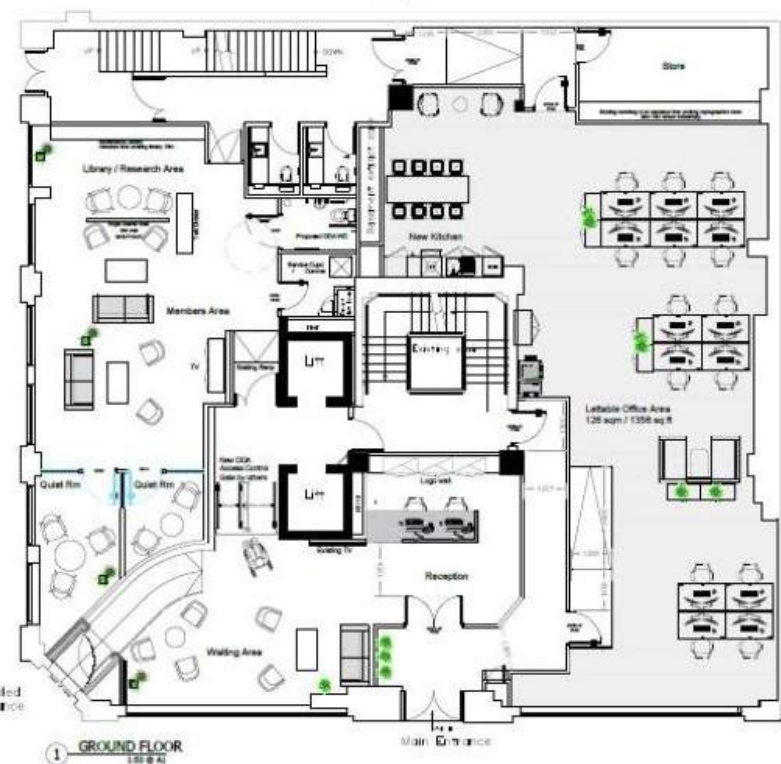
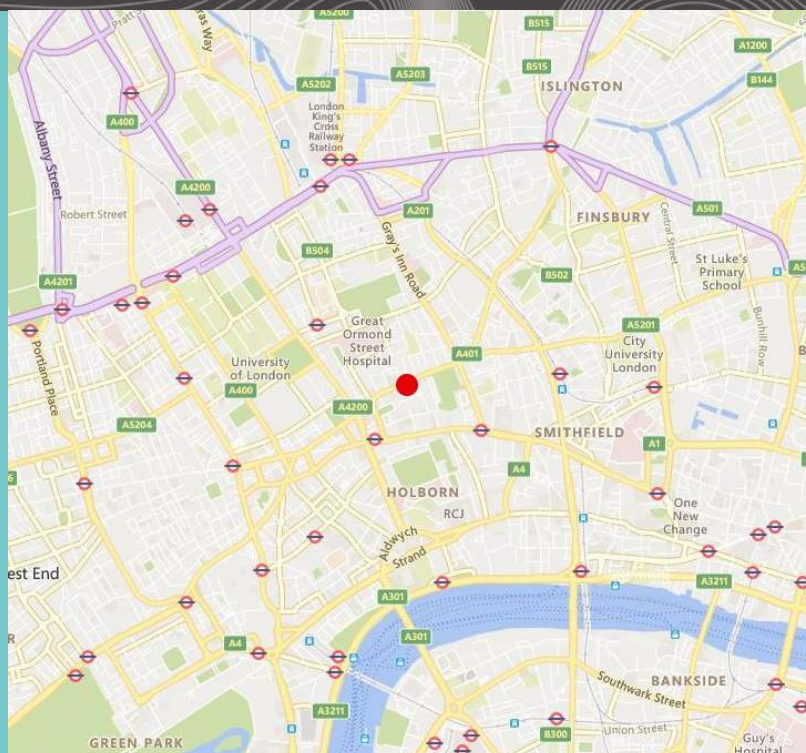
A new lease/s is available for a term by arrangement.



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LOCATION

This imposing building is prominently located on the corner of Theobalds Road and Jockey's Fields overlooking Gray's Inn gardens. Holborn station is within a few minutes walking distance.



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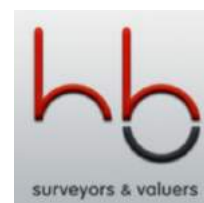
VIEWING & FURTHER INFORMATION

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