THE CONNECTION

LONDON WC1V 7BD

To Let (Short Term)

EXCEPTIONAL FULLY FURNISHED SECOND FLOOR OFFICE

Class E Use
(Office, Medical, Retail etc.)

SECOND FLOOR WEST
3,872 SQ.FT.

ROBERT IRVING BURNS


THE CONNECTION
198 HIGH HOLBORN
THE SPIRITED
PUBLIC LIBRARY

DESCRIPTION

The available accommodation comprises an exceptional fully fitted and fully furnished second floor office within The Connection, a landmark 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 partly covered by a striking glazed canopy, with a secondary entrance from Stukeley Street. Occupiers are welcomed by a professional concierge reception at ground floor level, providing an impressive arrival experience for both staff and visitors.

The second floor is accessed via either a passenger lift or an internal stairwell and is presented in excellent condition, offering high-quality, plug-and-play office accommodation ready for immediate occupation. Fully fitted and comprehensively furnished throughout, the accommodation provides an efficient open-plan working environment with superb natural light and an exceptional contemporary fit-out.

The accommodation has recently been furnished with 40 desks and benefits from two private meeting rooms, together with an open-plan boardroom area which could be separately partitioned to provide an additional enclosed meeting room. Three dedicated call booths provide further flexibility for private conversations, while a comfortable soft seating area, incorporating two sofas and a round table, offers an informal setting for collaboration and relaxation.

The floor also benefits from a well-appointed breakout kitchen, complete with a smart tap, oven, microwave and fridge-freezer. An additional breakout desk positioned opposite the kitchen provides further informal seating and workspace. Raised access floors with integrated floor boxes complete the specification, creating a highly functional and contemporary working environment.

The recently refurbished demised WCs are conveniently positioned immediately adjacent to the passenger lift, while the building offers the high-quality amenities expected of a modern headquarters environment. Combined with the concierge reception, excellent end-of-journey facilities and prime Midtown location, the accommodation represents an outstanding opportunity for businesses seeking premium, ready-to-occupy office space in the heart of Midtown.

The second floor accommodation is available by way of a 6 to 12-month licence, presenting an ideal short-term solution for occupiers seeking immediate, fully operational workspace while the landlord progresses a comprehensive refurbishment programme across the wider building.

FINANCES

FLOOR	2ND FLOOR
SIZE	3,872
QUOTING RENT (P.M.)	£96,800
ESTIMATED RATES PAYABLE (P.A.)	£107,520
SERVICE CHARGE	£50,336
ESTIMATED OCCUPANCY COST (P.A.)	**£254,656**

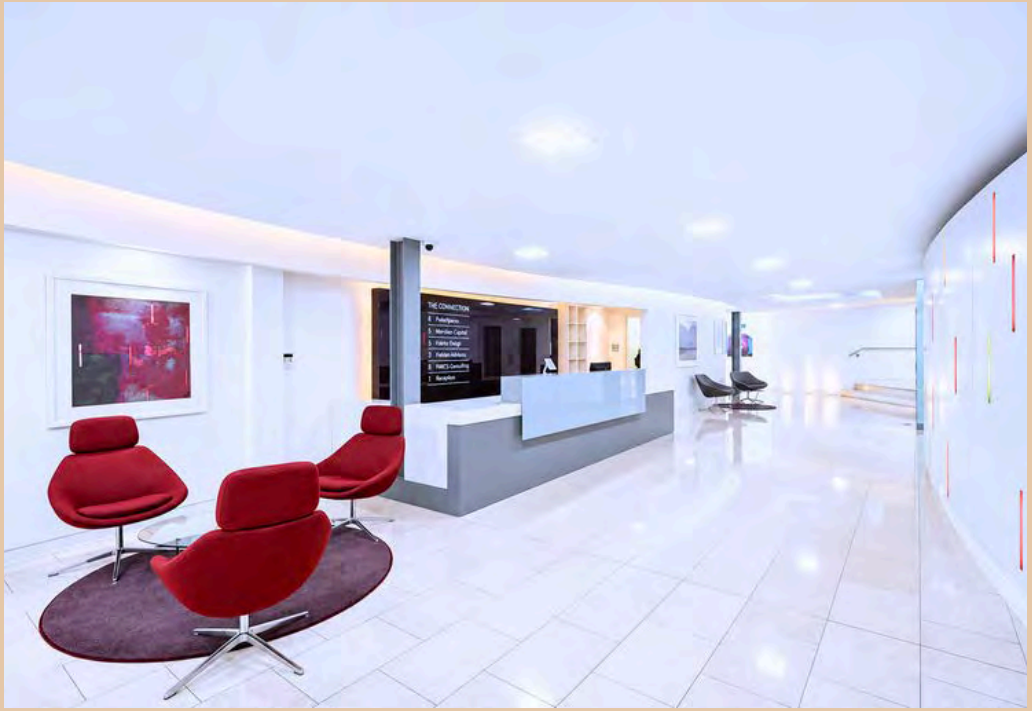
Alternative Floorplates: Please note that alternative floorplates are also available, ranging from approximately 1,200 sq ft to 3,800 sq ft. Please speak to a member of the team for further information on availability and configuration options.

AMENITIES

- FULLY FITTED & FURNISHED
- 40 WORKSTATIONS
- PLUG-AND-PLAY WORKSPACE
- 2 PRIVATE MEETING ROOMS
- OPEN-PLAN BOARDROOM (CAN BE PARTITIONED)
- 3 PRIVATE CALL BOOTHS
- SOFT SEATING AREA WITH 2 SOFAS
- ROUND BREAKOUT TABLE
- RAISED ACCESS FLOORING
- EXCELLENT NATURAL LIGHT
- CONCIERGE RECEPTION
- PASSENGER LIFT
- FULLY FITTED KITCHEN
- SMART TAP
- OVEN & MICROWAVE
- FRIDGE-FREEZER
- DISHWASHER
- BREAKOUT DESK OPPOSITE KITCHEN
- REFURBISHED DEMISED WCS
- END-OF-JOURNEY FACILITIES
- BIKE STORAGE FOR 30 BIKES
- LANDSCAPED PEDESTRIAN ENTRANCE
- 6–12-MONTH FLEXIBLE LICENCE
- IMMEDIATE OCCUPATION

RECEPTION



















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.

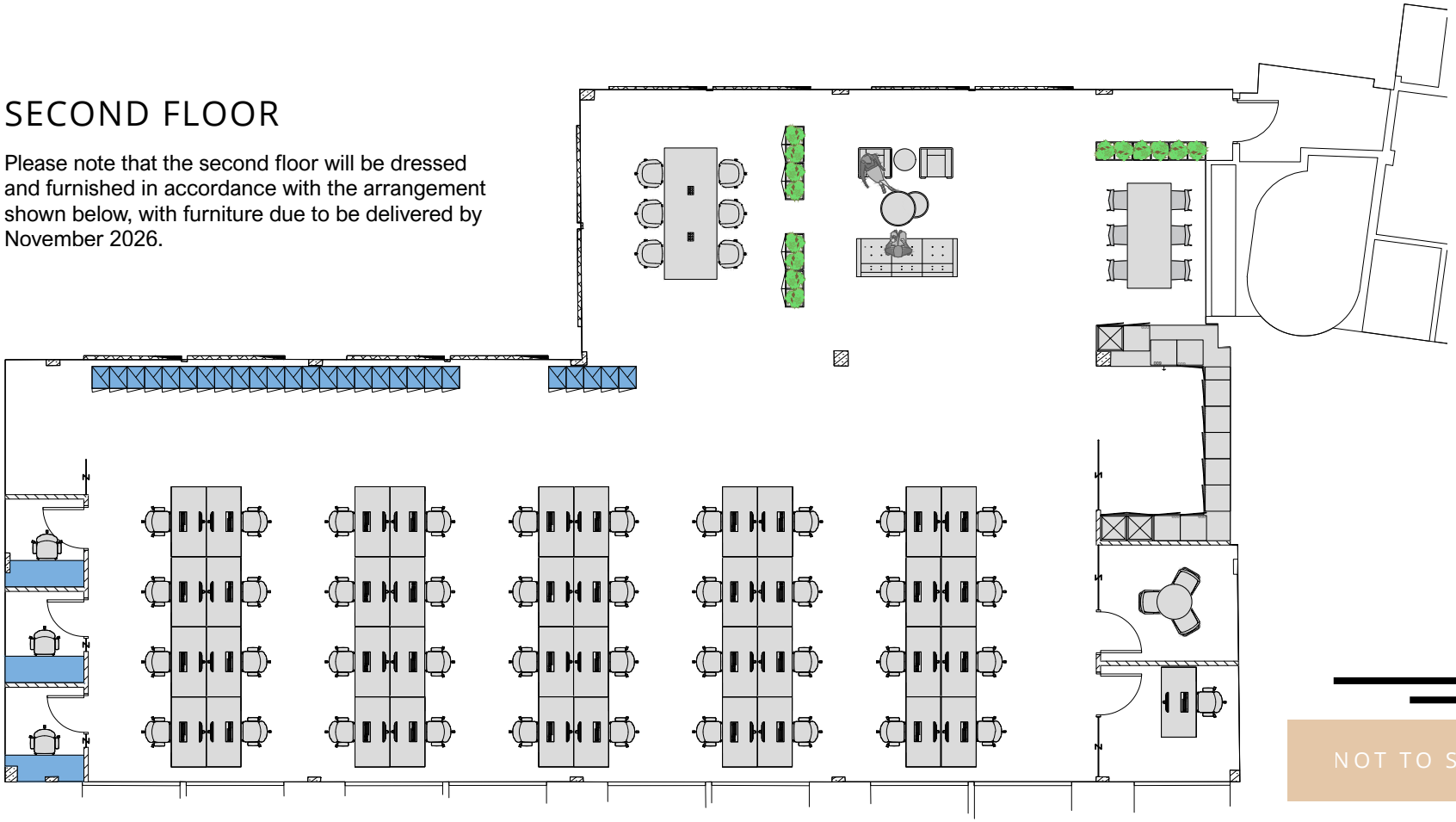
The Connection is situated on the south side of High Holborn with its entrance positioned between the Hoxton Hotel and the Grade II listed Holborn Town Hall. The area is enriched by the Covent Garden piazza, numerous theatres, boutique shops and 5-star hotels, alongside a vibrant arts scene, fine dining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

Proposed Floor Plan

SECOND FLOOR

Please note that the second floor will be dressed and furnished in accordance with the arrangement shown below, with furniture due to be delivered by November 2026.



NOT TO SCALE

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

81D

VAT

The property is elected for VAT.

FLOOR PLANS

Available on request.

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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. September 2026.