

**fisher
german**

Audrey House

Part Ground Floor, 16-20 Ely Place
London EC1N 6SN

Leasehold | Offices
Fully Fitted Cat B Space
(Ground floor)

2,002 Sq.ft (185.9 Sq.m)



To Let | £32.00 (per sq ft pa excl)



Key information



Rent

£32.00 (per sq ft
pa excl)



Service Charge

£16.16 (per sq ft)



Business Rates

Est £25.00 (per sq ft
ye April 2026)



EPC Rating

B

Audrey House

2,002 Sq.ft (185.9 Sq.m)

Location

Ely Place is a unique, attractive, historic and private 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 grand & prominent building on Ely Place. There is a new reception, commissionaire, passenger lifts and (new) extensive end of journey facilities including bike racks, a bike workshop, a mother's room and showers.

The office space available is available over the ground floor. The part ground floor is ready for immediate occupation with 30 open plan workstations, break-out space, kitchenette, executive office and 4 person meeting room.

Amenities



Prestigious
Entrance



Plug &
Play



Private
Terrace



Showers



Bike
Parking



Tube

Further information

Lease Terms

Available by Sublease or Assignment for a term until November 2027 or a longer lease available direct from the Landlord.

Rent

£64,064 per annum (£32.00 per sq ft)

Service Charge

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

Business Rates

Estimated at £25.00 per sq ft pa for the rating year April 2025 to April 2026. 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.

VAT

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

Viewings

Strictly by prior arrangement with the sole agents Fisher German LLP.

Anti Money Laundering

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

Accommodation

The approximate Net Internal Area comprises:

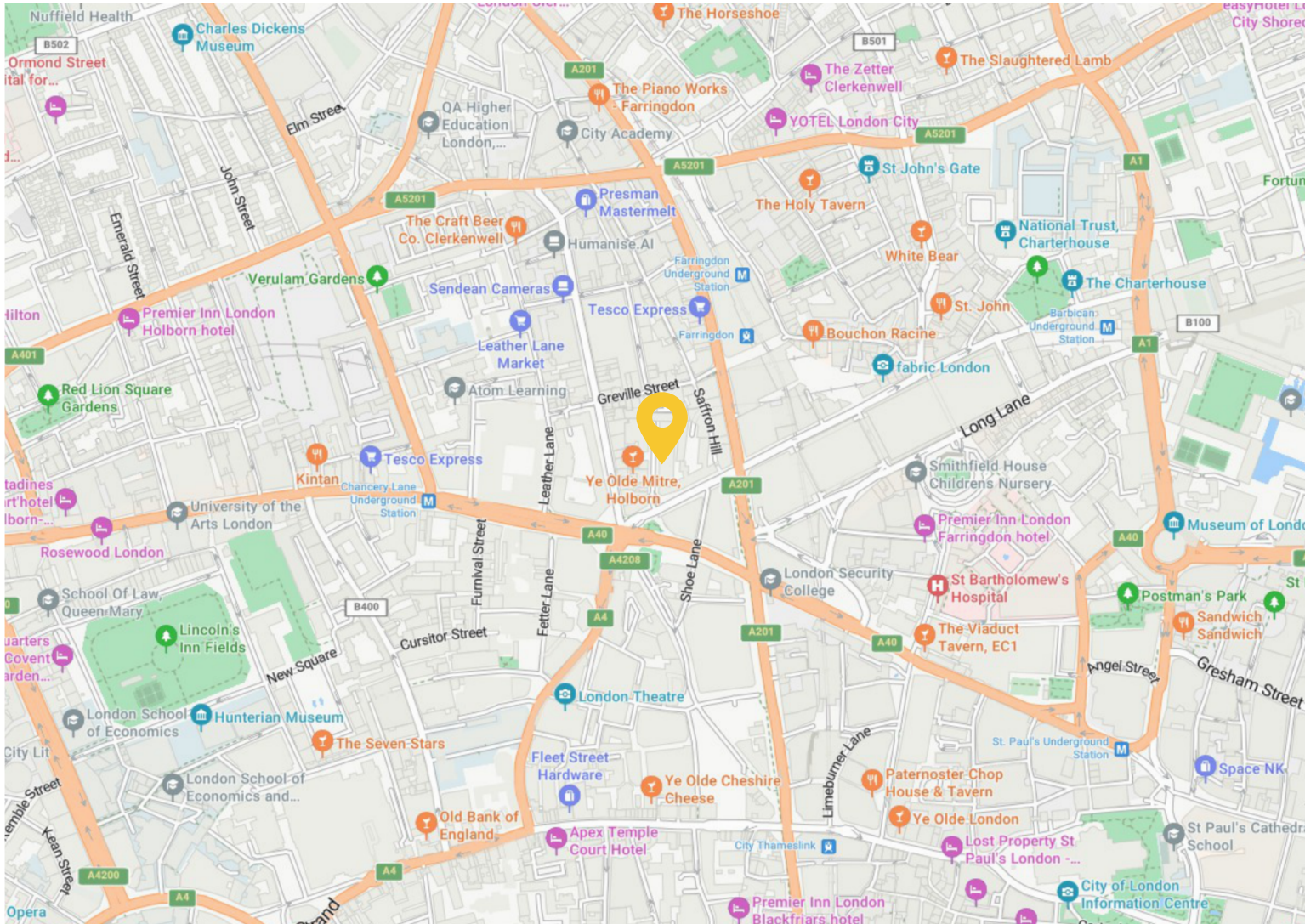
Floor	Sq.ft	Sq.m
Part Ground Floor	2,002	185.9
TOTAL	2,002	185.9



Floorplan



Location Map



© 2025 Microsoft, © 2025 TomTom, © 2025 OpenStreetMap

Location

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

What3words: ///scenes.alien.hired

Nearest Station

Farringdon Station:

0.2 miles / 3 min walk

Chancery Lane Underground:

0.3 miles / 5 min walk

City Thameslink:

0.3 miles / 5 min walk

Contact us

Viewings by appointment only.

To arrange a viewing, please contact:



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Particulars dated November 2025. Photographs dated November 2025.



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