

OFFICES TO LET

HOLBORN TOWER, WC1V

1,071/3,037 Sqft.

DESCRIPTION

This landmark tower building has undergone a substantial refurbishment with spectacular views over central London.

Following the refurbishment of all of the office floors, we can now offer Grade A space which includes VRF air conditioning, LED lighting and raised floors. The double height reception has been remodelled and will be manned 24hs a day. The basement includes plenty of car parking, new bike racks, showers and separate changing room facilities.

SPECIFICATION AND AMENITIES

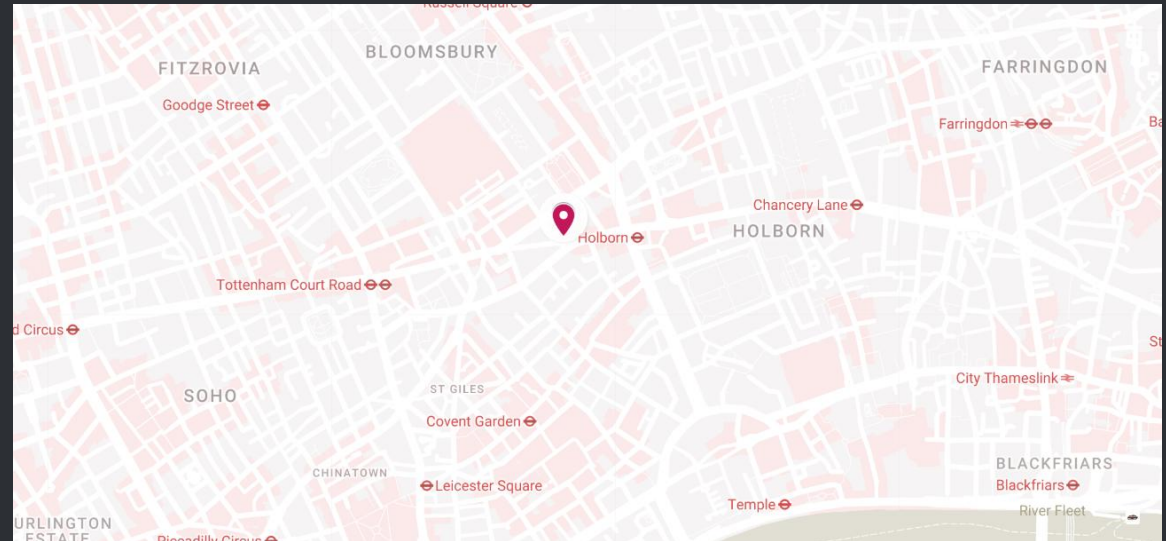
- Bike racks
- Shower facilities
- Car parking
- Unrivalled views
- Air conditioning
- LED lighting

LOCATION

The building is conveniently located in Holborn at the western end of High Holborn, close to its boundary with Covent Garden.

The building is surrounded by a variety of shopping and entertainment facilities as well as being adjacent to various impressive schemes such as 10 Bloomsbury Way, 1 New Oxford Street and The Post Building.

Transport links are good with Holborn (Piccadilly and Central lines) underground station within a short walk.



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SCHEDULE OF AREAS

Floor	Sqft.	Sq. m,	Available
9 th Floor	3,037	282	Immediately
11 th Floor	1,071	100	Immediately

LEASE OPTIONS

A new flexible lease is available for a term by arrangement.

FINANCIALS

Rent: £60.00 p/Sqft.

Rates: 9th Floor rates £23.77 p/Sqft.

11th Floor TBC

S/C: £18.40 p/Sqft.

VIEWINGS

Strictly by appointment through SHB or joint agents Metrus.



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