

Commercial Office Space

32-50 desks

Bespoke fitout available on a managed basis

MANAGED OFFICE

New Penderel House, 284-288 High Holborn, London, WC1V 7HP



LOCATION

The building is located on the south side of High Holborn opposite Mid City Place and equidistant between Holborn & Chancery Lane Stations. There are a good selection of shops, cafes, restaurants and bars in the immediate vicinity such as The Rosewood, Hoxton Hotel, Bounce and Joe and The Juice.

TRANSPORT

Holborn Station (Piccadilly line and Central line)

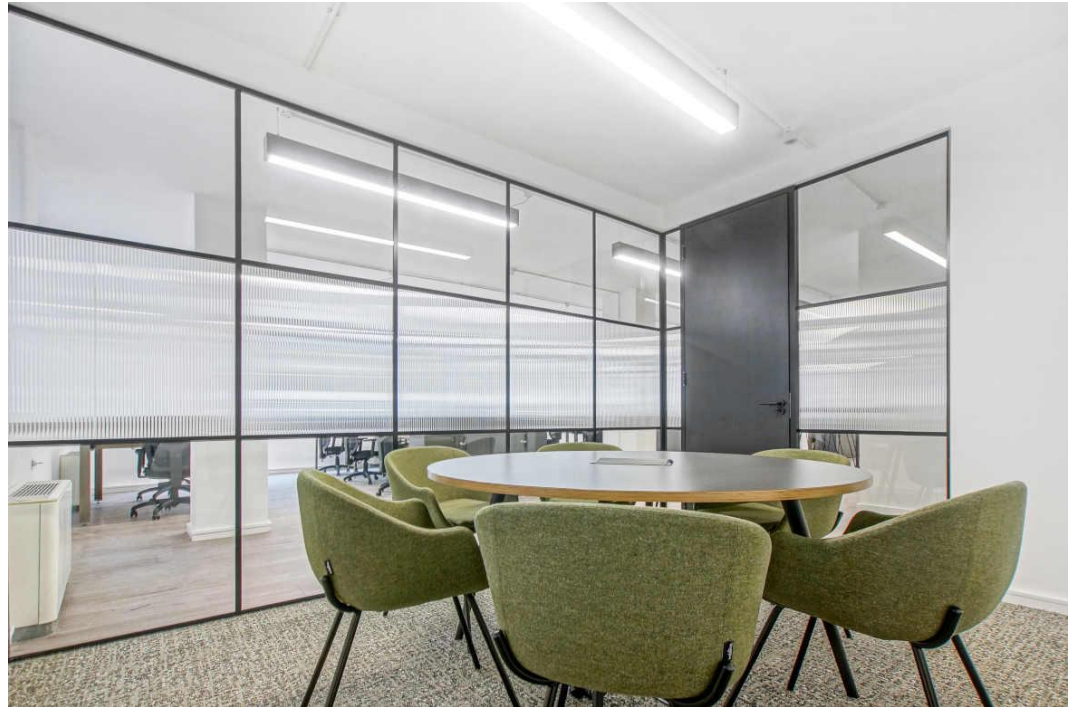
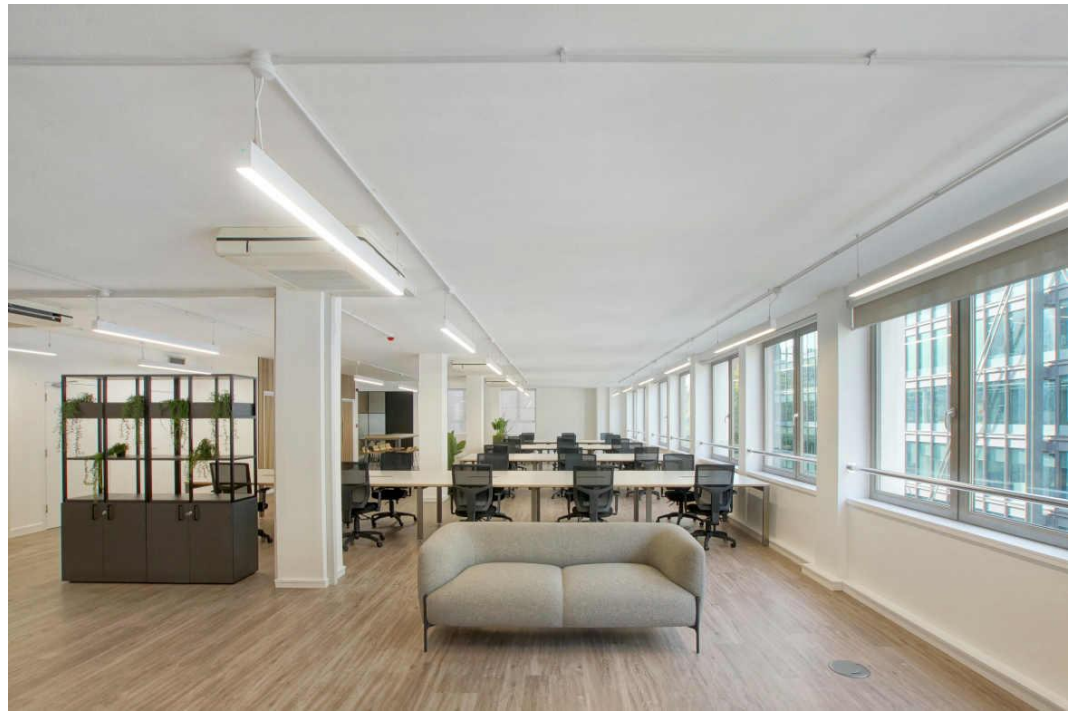
Chancery Lane Station (Central line)

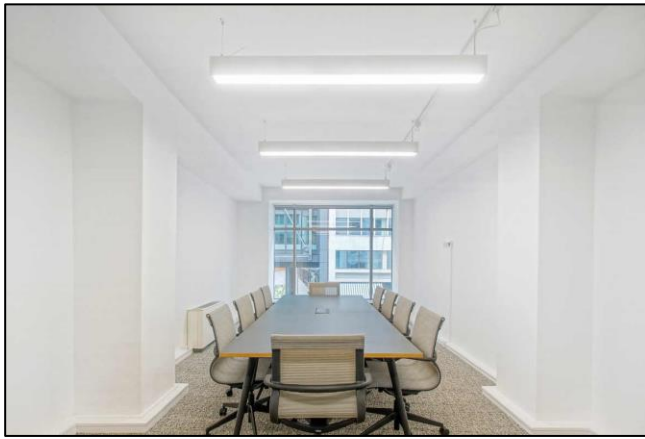
Farringdon Station (Elizabeth Line, Metropolitan, Hammersmith & City, Circle Lines and Thameslink)

Various bus routes

21 Pear Tree Street, London EC1V 3AP Tel: 020 7336 1313

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DESCRIPTION

The fourth floor has been recently refurbished and provides an incoming tenant with an opportunity to work with the landlord on a bespoke fitout of the space. The floor can comfortably accommodate anywhere from 32-50 desks giving plenty of flexibility to grow into the space.

Offered on a managed basis, the rental payment is inclusive of rent, service charge, business rates, cleaning, dilapidations and your fitout and furniture.

AMENITIES

- Newly refurbished
- Newly cabled with power & data cabling
- Plug and play
- 2x meeting rooms with an option to add
- Air conditioning
- Offered furnished and ready to occupy
- Generous breakout area
- New LED lighting

Floor	Size <i>Sq. Ft.</i>	No. Of Desks	Total Managed Cost (includes rent, service charge, business rates, cleaning, dilapidations, fit out and furniture)	
			<i>Per Sq. Ft.</i>	<i>Per Calendar Month</i>
Fourth	3,406	32-50	£110	£31,250

LEASE

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

PLEASE CONTACT

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FOURTH FLOOR PLAN

BREAKDOWN OF FACILITIES:-

- 32 x OPEN PLAN POSITIONS (1400x800 BENCH).
- 1 x MEETING ROOM (12 PERSONS).
- 1 x MEETING ROOM (6 PERSONS).
- 1 x COLLABORATION & GREETING AREA (7).
- 2 x HOTDESK AREA (6 PERSON).
- 1 x SHOWER ROOM.
- 1 x TEAPOINT & BREAKOUT AREA.
- 1 x COMMS CUPBOARD.
- 1 x LOCKER ZONE (40).

TOTAL HEADCOUNT -

32 WORK POSITIONS (MAIN LAYOUT)