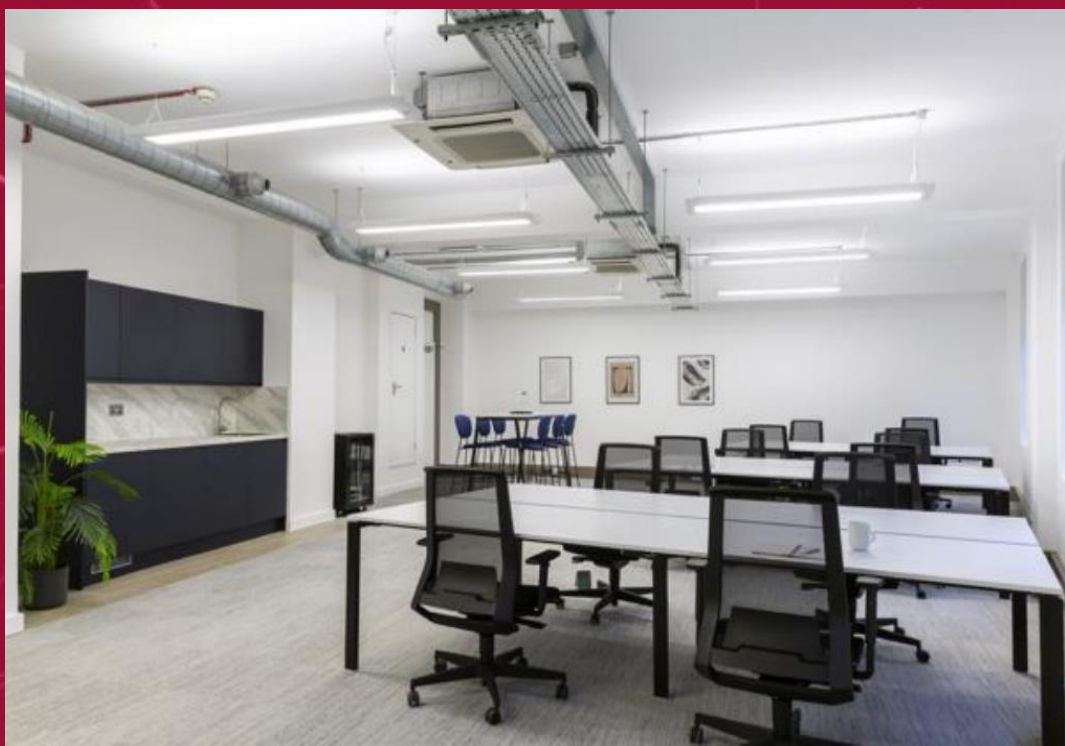


HIGH HOLBORN HOUSE

LONDON
WC1

1,647 – 12,922 SQ FT (153-1,200 SQ M)
OFFICES IN PRIME MIDTOWN LOCATION
AVAILABLE TO LET





HIGH HOLBORN HOUSE, 52-54 HIGH HOLBORN, LONDON, WC1V 6RB

Retaining many original features, High Holborn Houe offers generously proportioned floors providing a bright, inspiring work environment. The building has two impressive receptions and benefits from a communal roof terrace.

The building is located on the north side of High Holborn, close to the junction with Chancery Lane. Chancery Lane Underground Station (Central Line) is within a short walking distance, as is Farringdon Station (Mainline, Hammersmith & City, Metropolitan and Circle lines).

SCHEDULE OF AREAS

Floor	Area sq ft	Area sq m	Status
Fourth (S)	3,090	287	Available
Fourth (N)	1,647	153	Available
Third	8,185	760	Available
Total	12,922	1,007	

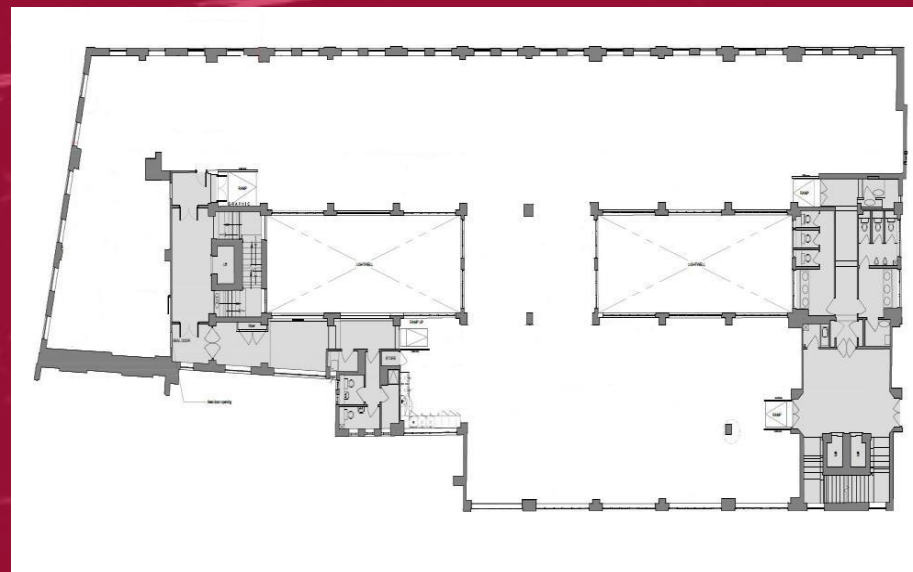
Rent – £59.50 per sq ft pax

Rates - £18.27 per sq ft

Service Charge - £12.46 per sq ft

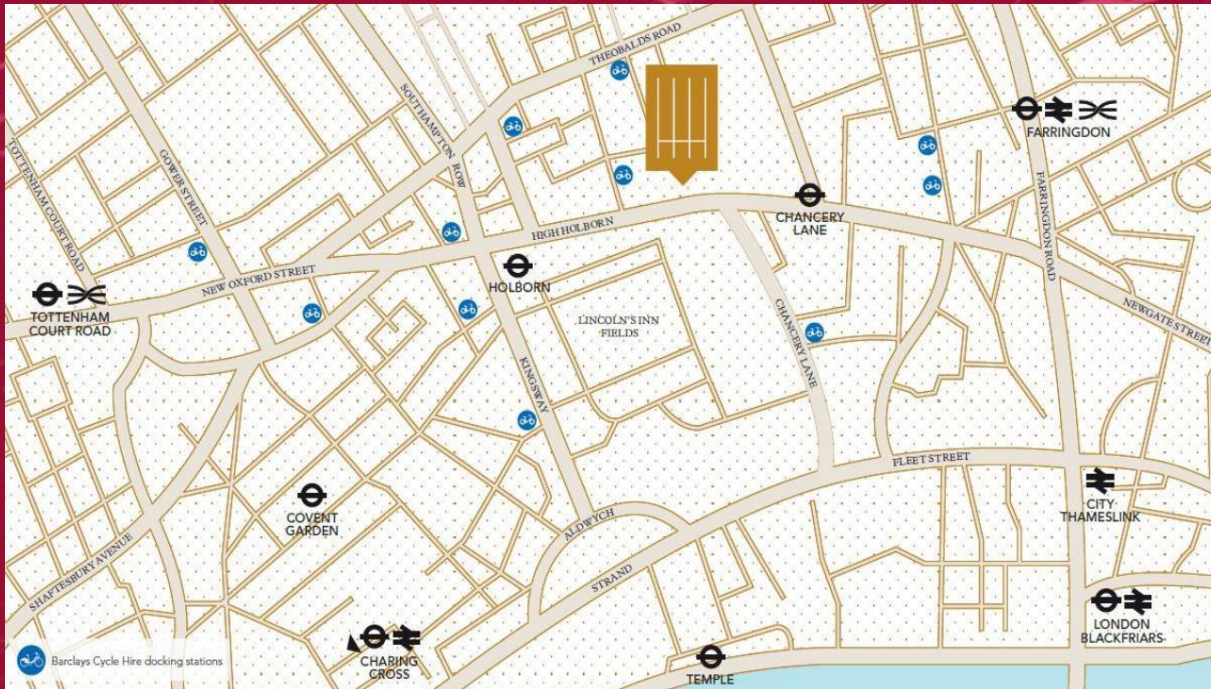
A new lease is available from the landlord for a term by arrangement.

FLOOR PLAN – THIRD FLOOR



SPECIFICATION

- Fitted suites available
- Air cooling
- Raised floors
- 3 x passenger lifts
- Commissionaire
- Communal roof terrace
- Cycle storage
- Shower facilities



FOR MORE INFORMATION

STRICTLY THROUGH THE LETTING AGENT:

JAMES PROCTOR

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+44 (0)7779 789 957

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+44 (0)7435 949 560

Hartnell TaylorCook

Misrepresentation Act: 1. Hartnell Taylor Cook on its own behalf and on behalf of the vendor/lessor of this property whose agent Hartnell Taylor Cook is, gives notice that: (a) these particulars do not constitute in whole or in part an offer or contract for sale or lease; (b) none of the statements contained in these particulars as to the property are to be relied on as statements or representations of fact; and (c) the vendor/lessor does not make or give, and neither Hartnell Taylor Cook nor any of its members or any person in its employment has any authority to make or give, any representation or warranty whatsoever in relation to the property. The only representations, warranties, undertakings and contractual obligations to be given or undertaken by the vendor/lessor are those contained and expressly referred to in the written contract for sale or agreement for lease between the vendor/lessor and a purchaser or tenant. 2. Prospective purchasers or tenants are strongly advised to: (a) satisfy themselves as to the correctness of each statement contained in these particulars; (b) inspect the property and the neighbouring area; (c) ensure that any items expressed to be included are available and in working order; (d) arrange a full structural (and where appropriate environmental) survey of the property; and (e) carry out all necessary searches and enquiries. October 2023.