

98 THEOBALDS RD WC1

9,722 sq ft of high quality fully fitted plug & play space available now



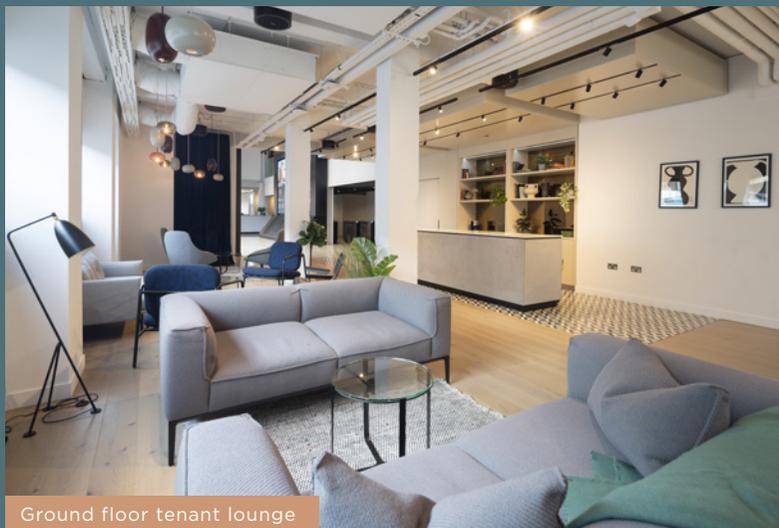


Office space

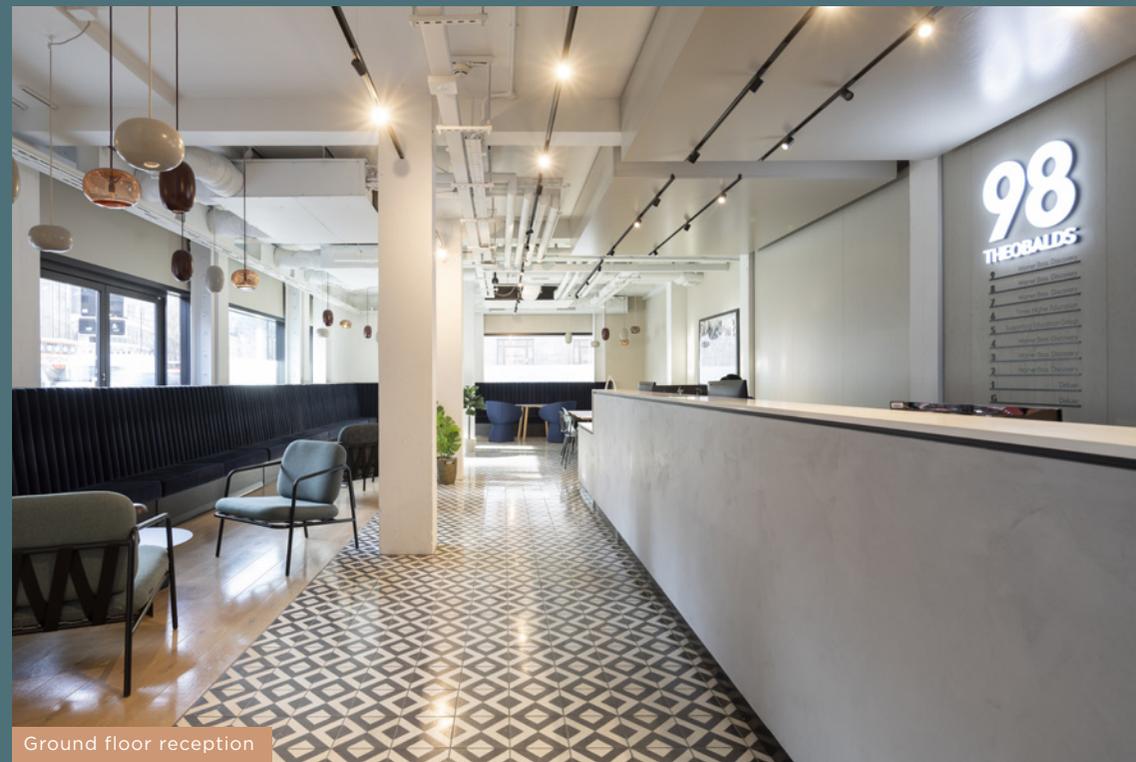


Make a statement

98 Theobalds Road offers best in class fitted office space within a building full of amenity. Comprehensively refurbished and fitted in 2019, the building is accessed through a double height reception leading through to 5 lifts serving all floors. There is a light filled central atrium from level 2 to 9 with a feature staircase linking all floors.



Ground floor tenant lounge



Ground floor reception



Office space overlooking the atrium



7th floor kitchen area



Light filled central atrium Levels 2 - 9





Highlights



Double height reception with tenant lounge



9,722 sq ft of high quality fitted space



New VRF air conditioning



Central atrium with feature staircase



5 passenger lifts and goods lift



2nd floor business lounge



9 showers, 246 lockers & 50 cycle racks



EPC B



BREEAM 'Good' (2014)



Business lounge at the base of the atrium (level 2)



Showers & lockers



Breakout area with views over the City



Availability

FLOOR	SQ FT	SQ M
9th		Strat7
8th		Strat7
7th	9,722	903
6th	Times Higher Education	
5th	Supporting Education	
4th		Let
3rd		Spaces
2nd		Spaces
1st		Deluxe
Ground		Deluxe
Total	9,722	903



Boardroom overlooking the atrium



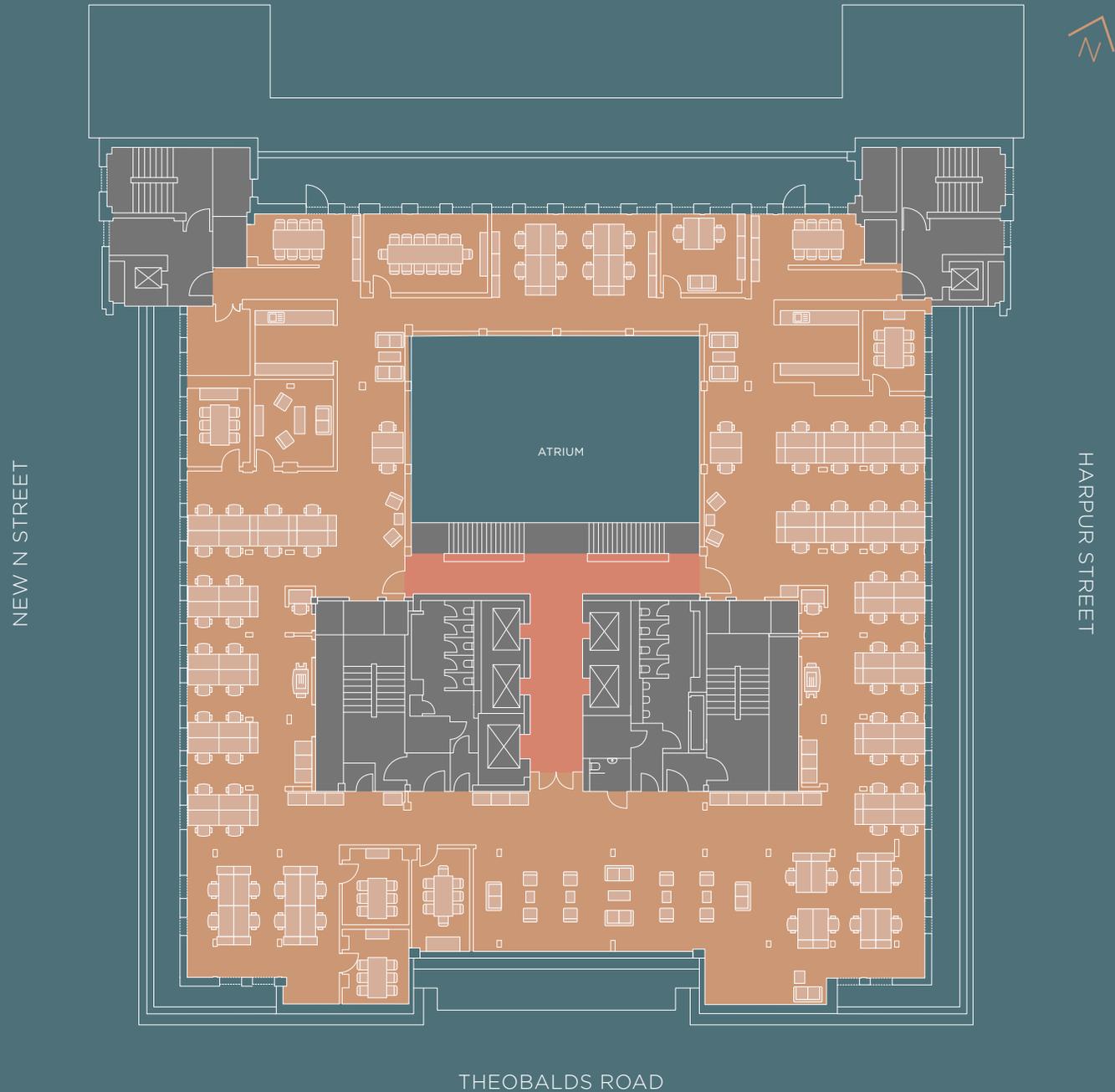
7th floor breakout area



7th Floor

9,722 SQ FT / 903 SQ M

- 84 x Workstations
- 5 x Meeting rooms
- 1 x Boardroom
- 1 x Team room
- 2 x Collaborative areas
- 1 x Quiet room
- 2 x Teapoints
- 2 x Print areas
- 2 x Booths
- 1 x Reception lobby
- 5 x Breakout areas





Light filled central atrium Levels 2 - 9

Office space



Breakout area



Bustling Midtown

The building benefits from an enviable location in the heart of bustling Midtown. The building is surrounded by numerous high-end shops, hotels, cafés, gyms, restaurants and green spaces.



RUSSELL SQUARE

8 minutes walk

98 THEOBALDS RD

HOLBORN

6 minutes walk

CHANCERY LANE

6 minutes walk

FARRINGDON

17 minutes walk

TOTTENHAM COURT ROAD

14 minutes walk

COVENT GARDEN

13 minutes walk



Connectivity

Transport connections for the building are excellent with the Underground, National Rail and Elizabeth Line moments away.

75 min  Stansted

12 min  Farringdon

8 min  King's Cross St Pancras

 Heathrow
50 min

 Paddington
20 min

 Victoria
22 min



98 THEOBALDS RD WC1

 Bank
12 min

 Canary Wharf
23 min

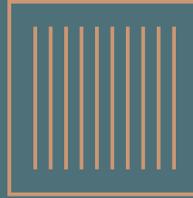
 London City
39 min

 Waterloo
16 min

 London Bridge
16 min

 Gatwick
53 min

All times from 98 Theobalds Road
Source: TFL



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TERMS

The property is available through flexible floor-by-floor subleases with the current lease expiring in September 2034.



Michael Oliver

07591 200 793

michael.oliver@jll.com

Katie Sommer

07703 608 316

katie.sommer@jll.com

Rachel Meir

07542 862 179

rachel.meir@jll.com

Isabella Woodhead

07709 507 329

isabella.woodhead@jll.com

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Marketing: [Stuart Chapman Design](#)