

Commercial Office Space

1,183 sq. ft. / 109.90 sq. m.

Self-contained owner occupier opportunity in Holborn

FOR SALE

18a New North Street, Holborn, London WC1N 3PJ



LOCATION

The property is located within 5 minutes' walk of Holborn underground station and is adjacent to Theobalds Road and Lambs Conduit Street and therefore benefits from numerous cafes, bars, restaurants and hotels in the local area. The area is widely recognised as a hub for TMT and legal occupiers.

TRANSPORT

Holborn (Central and Piccadilly lines)

Russell Square (Piccadilly line)

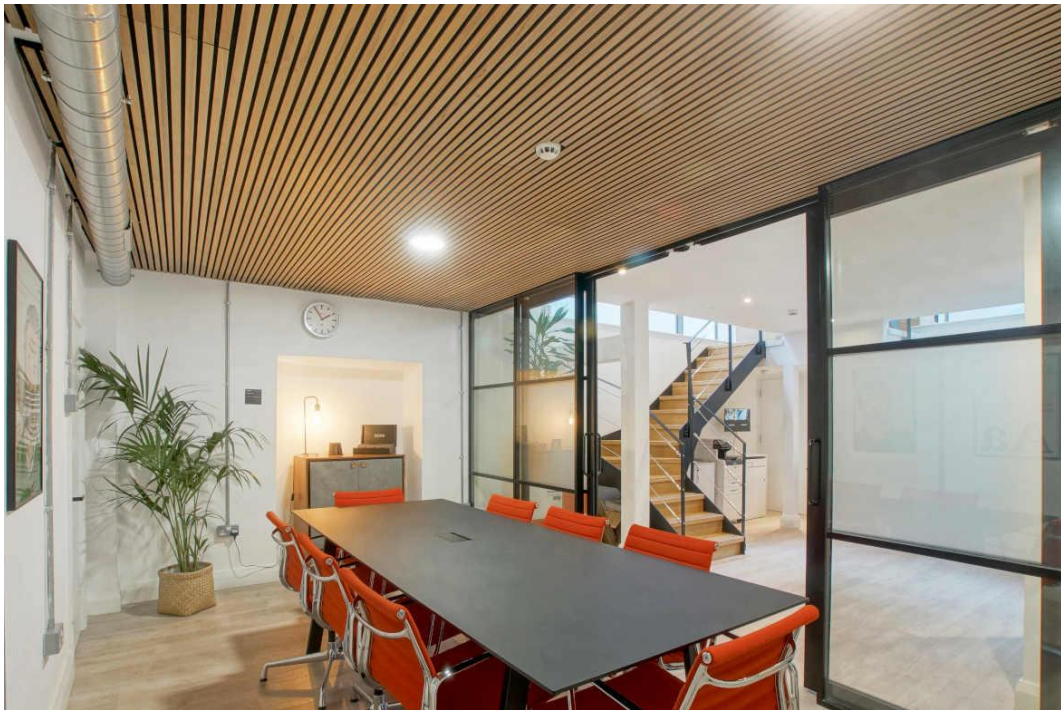
Chancery Lane (Central line)

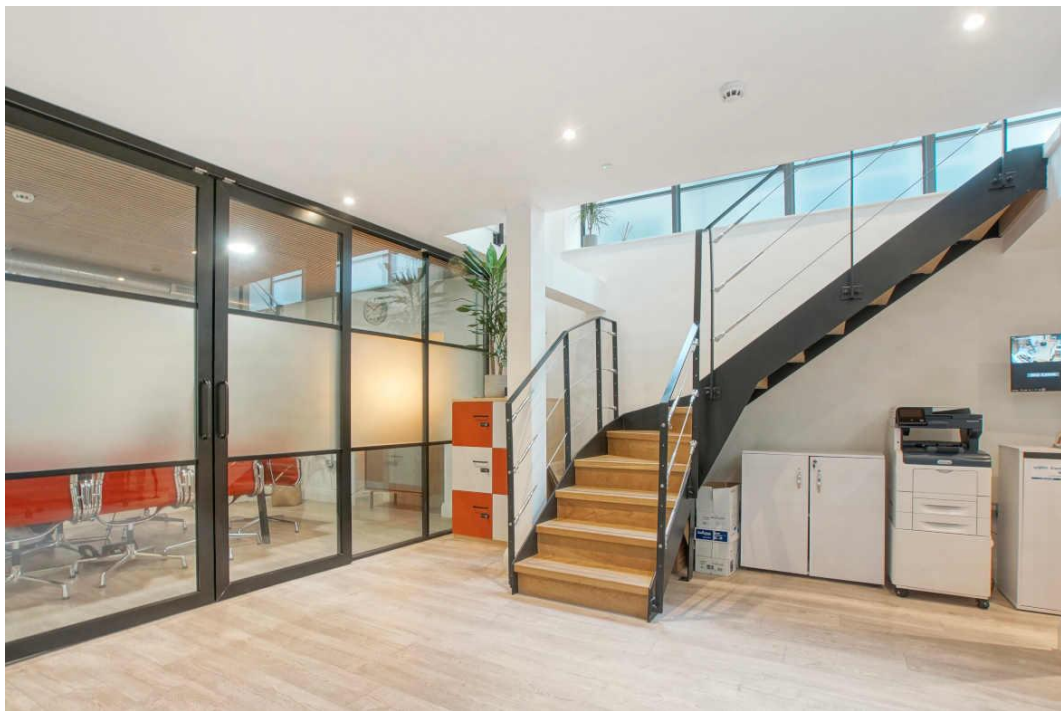
Covent Garden (Piccadilly line)

Tottenham Court Road (Central Elizabeth and Northern lines)

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

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DESCRIPTION

Corner building with a desirable self-contained office that is arranged over ground and lower ground floors.

The property has undergone comprehensive fit out and now provides bright, contemporary office space ready for occupation.

The entrance leads directly into the ground floor space and the internal staircase provides easy access to the lower ground floor.

Impressive floor to ceiling glazing on two corner elevations allows light to flood throughout the office. The office is fully cabled with new ventilation system with heat exchanger, air conditioning, LED lighting, kitchenette, and demised W/Cs.

This quiet street is a getaway from the thriving business community in Midtown which is home to a variety of corporate and TMT occupiers including Warner Bros, Mindshare, Media.com, Mishcon de Reya and Deloitte.

A unique opportunity, the property is available immediately for occupiers or investors looking to purchase an office.

AMENITIES

- High quality Fit out
- Excellent natural light
- Good floor to ceiling heights
- VRF Air Conditioning
- Ventilation system with heat exchanger
- low energy LED downlights throughout
- Self-contained
- Board room / meeting room
- Pergo timber flooring
- Power cabling distributed by floor boxes & wall sockets
- Cat 6 data cabling distributed by floor boxes & wall sockets. Fully tested patch panel
- Fibre connectivity
- Fully fitted kitchenette
- Intercom system
- Demised W/Cs

APPROXIMATE GROSS INTERNAL AREAS

Floor	Sq. Ft.	Sq. M.
Ground	541	50.26
L. Ground	642	59.64
Total	1,183	109.90

LEASE

999 year long leasehold from 1st April 2000

PRICE

Offers in the region of £1,050,000

GROUND RENT

£400 per annum until 2nd January 2025

SERVICE CHARGE

We have been advised that the service charge is running at approximately £2,000 per annum.

BUSINESS RATES

Business rates payable for 2023/24 are approximately:

Per sq. ft.	Per Annum
£11.28	£13,348.25

Interested parties are expected to satisfy themselves in respect of business rates obligations through the VOA or London Borough of Camden.

VAT

The property is not elected for VAT.

EPC RATING

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LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

PLEASE CONTACT

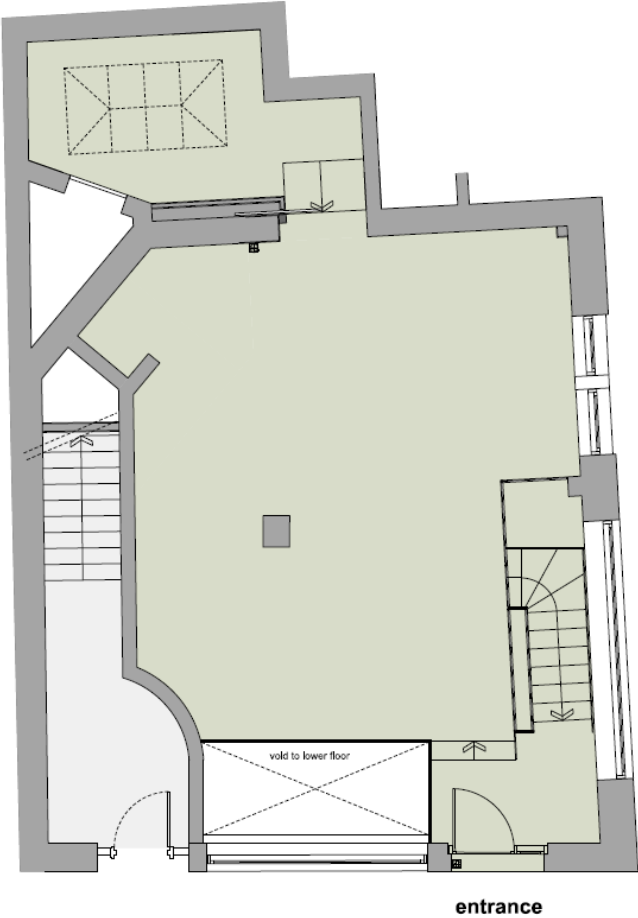
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FLOOR PLANS

Ground Floor



Lower Ground Floor

