

*tavistockbow*

## workspace | to let

### address

5<sup>th</sup> floor, 210 high Holborn, london wc1

### opportunity

fitted office floor  
TO LET on competitive terms

### size

2,400 sq ft / 223 sq m





## the offer

A fully fitted and ready to occupy office floor in a multi-let office building conveniently located 1 minutes walk from Holborn tube station.

## amenities

fitted office floor

18 workstations (with room for more)

2x 8 person meeting rooms (which create a 14-16 person boardroom)

1x 4 person internal meeting room

separate kitchenette & dining area

raised access floor

air conditioning

metal tile ceiling with inset lighting

2x lifts (direct floor access)

building commissionaire

EPC – C 58



## term

the accommodation is available either by way of an assignment of the existing lease, or a new sub lease, to May 2024.

## floor areas

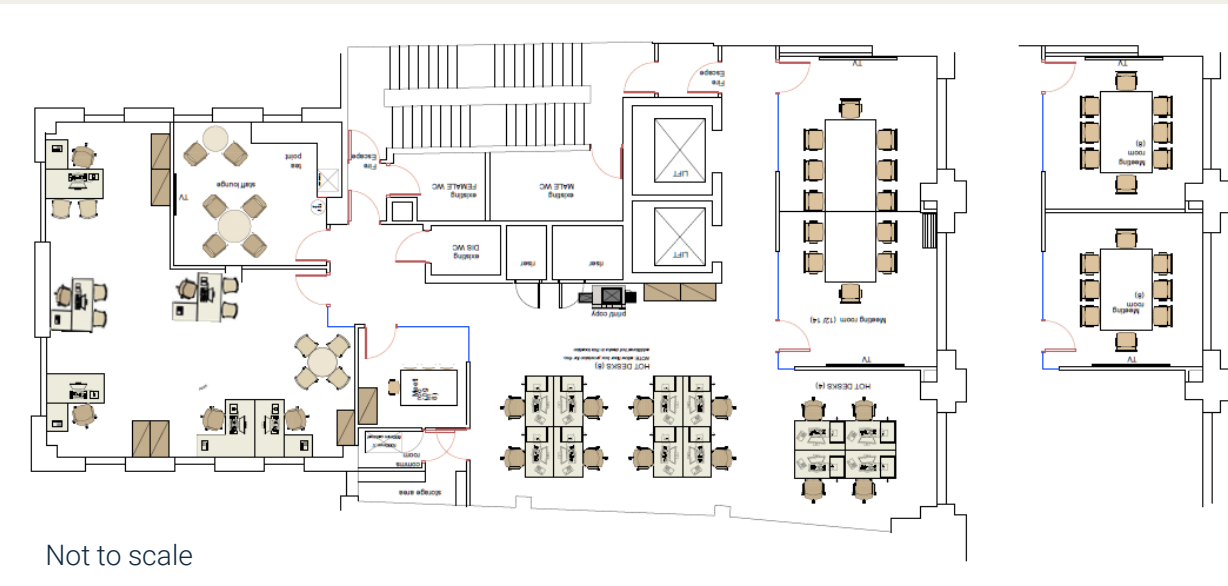
Floor	Sq m	Sq ft
5 <sup>th</sup>	223	2,400

## outgoings

Guide Rent	Business Rates	Service Charge	Total
£47.50 psf (sub lease rent)	£19.20 psf	£14.30 psf	£81.00 psf £194,400 pa

## floorplan

5<sup>th</sup> floor – approx.: 2,400 sq ft / 223 sq m.



## virtual tour



## location

[Google Maps](#)

[what3words](#)



Holborn - 1 mins walk



Covent Garden - 8 mins walk



Tottenham Court Road - 11 mins



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## Bloomsbury & Midtown

Bloomsbury is an established business district conveniently located between the West End & City, hence its 'midtown' moniker, home to London's legal eagles as well as a number of international businesses including McKinsey, Metro Bank, Mishcon de Reya, COS and Twitch.

As well as the British Museum, the 'knowledge quarter' is home to some of London's finest learning institutions including UCL, Birkbeck University, Kings College and of course the London School of Economics.

The wonderful open space of Lincolns In Fields offers some tranquillity and space to relax.



## Covent Garden

Close by is Covent Garden's Piazza, a globally recognised landmark in the heart of London's West End offering a plethora of high end fashion & beauty retailers as well as an exciting & diverse mix of restaurants, cafes, hotels & bars.

Home to The Royal Ballet & Royal Opera, The Royal Opera House is located at the very centre of London's Theatreland, surrounded by many other well known theatres and *the* cultural destination to catch the world's most popular stage shows.



### Workspace viewings:

**Simon Lee MRICS | Director**

[simon@tavistockbow.com](mailto:simon@tavistockbow.com)

+44 (0) 20 3930 9709

+44 (0) 7769 745 449

**Roberta Svile**

[roberta@tavistockbow.com](mailto:roberta@tavistockbow.com)

+44 (0) 20 3930 9702

+44 (0) 7792 247 098



31 Long Acre  
Covent Garden  
London  
WC2E 9LA

[tavistockbow.com/workspace](http://tavistockbow.com/workspace)  
020 7477 2177  
[workspace@tavistockbow.com](mailto:workspace@tavistockbow.com)