

THE CONNECTION

198 HIGH HOLBORN



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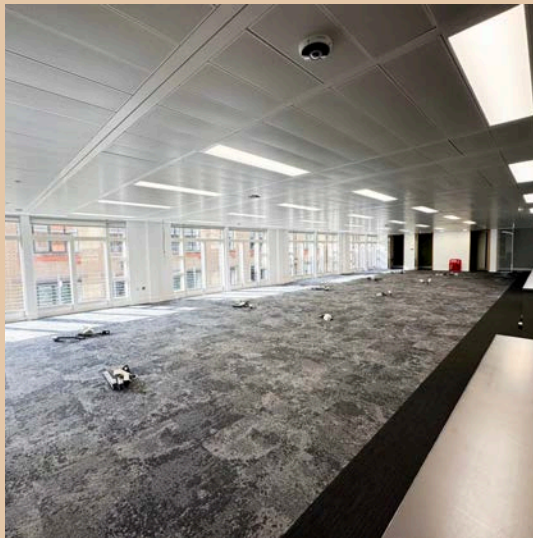
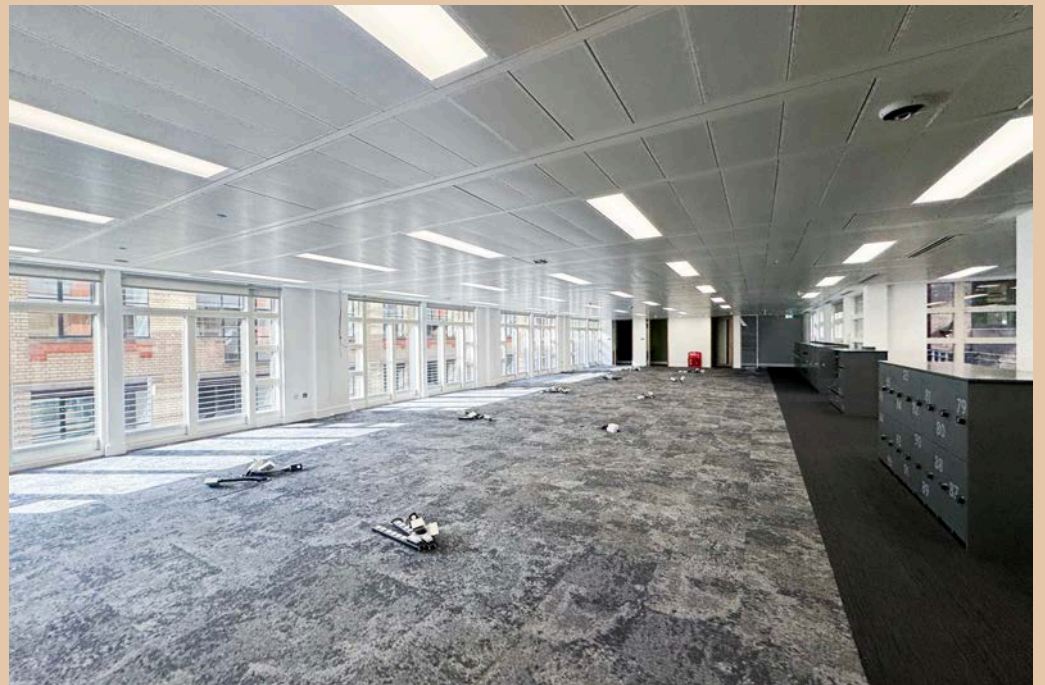
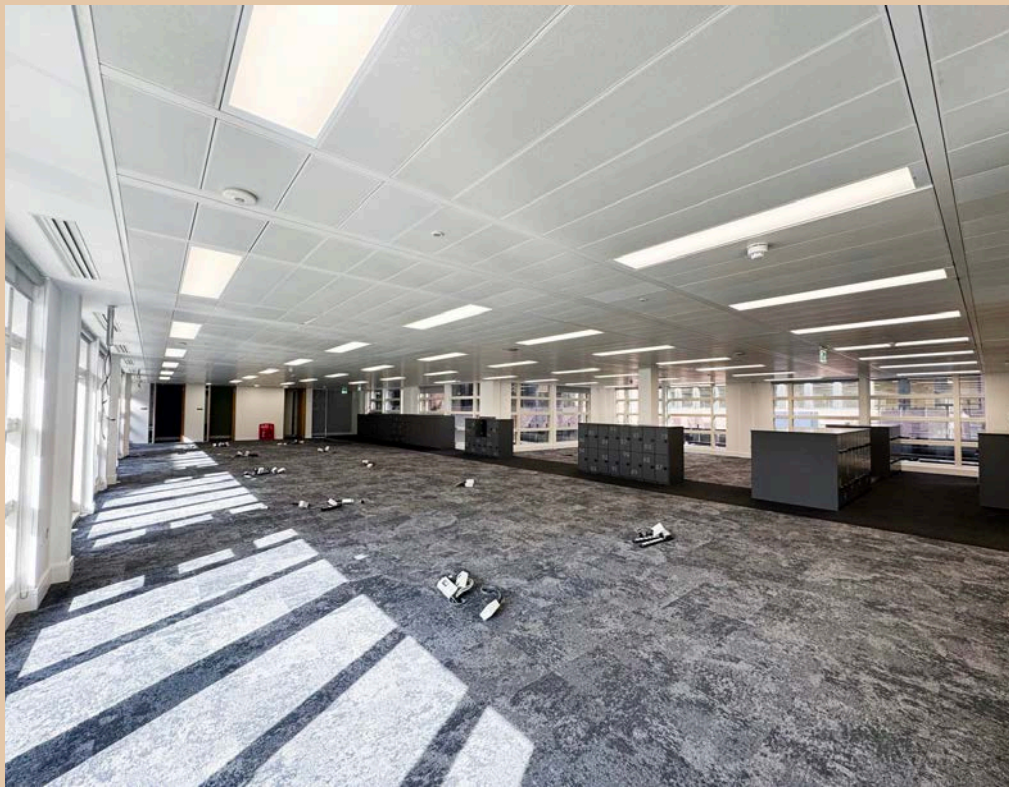
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AMENITIES

- OPEN-PLAN OFFICE ACCOMMODATION
- EXCELLENT CONTEMPORARY FIT-OUT
- SUPERB NATURAL LIGHT
- TWO MEETING ROOMS
- TWO ACOUSTIC CALL BOOTHS
- STAFF LOCKERS
- RAISED ACCESS FLOORS
- INTEGRATED FLOOR BOXES
- PRIVATE BALCONY
- RECENTLY REFURBISHED DEMISED WCS
- PASSENGER LIFT ACCESS
- INTERNAL STAIRWELL
- CONCIERGE RECEPTION
- LANDSCAPED ENTRANCE VIA DRAGON YARD
- END-OF-JOURNEY FACILITIES

RECEPTION







LOCATION & SITUATION

LOCATED IN CENTRAL LONDON

The Connection, 198 High Holborn sits at the crossroads of five established London sub-markets: Covent Garden, Holborn, Soho, Fitzrovia and Bloomsbury. The location benefits from outstanding transport connectivity, plentiful green spaces, a rich heritage, and an unrivalled mix of retail, leisure and cultural amenities.

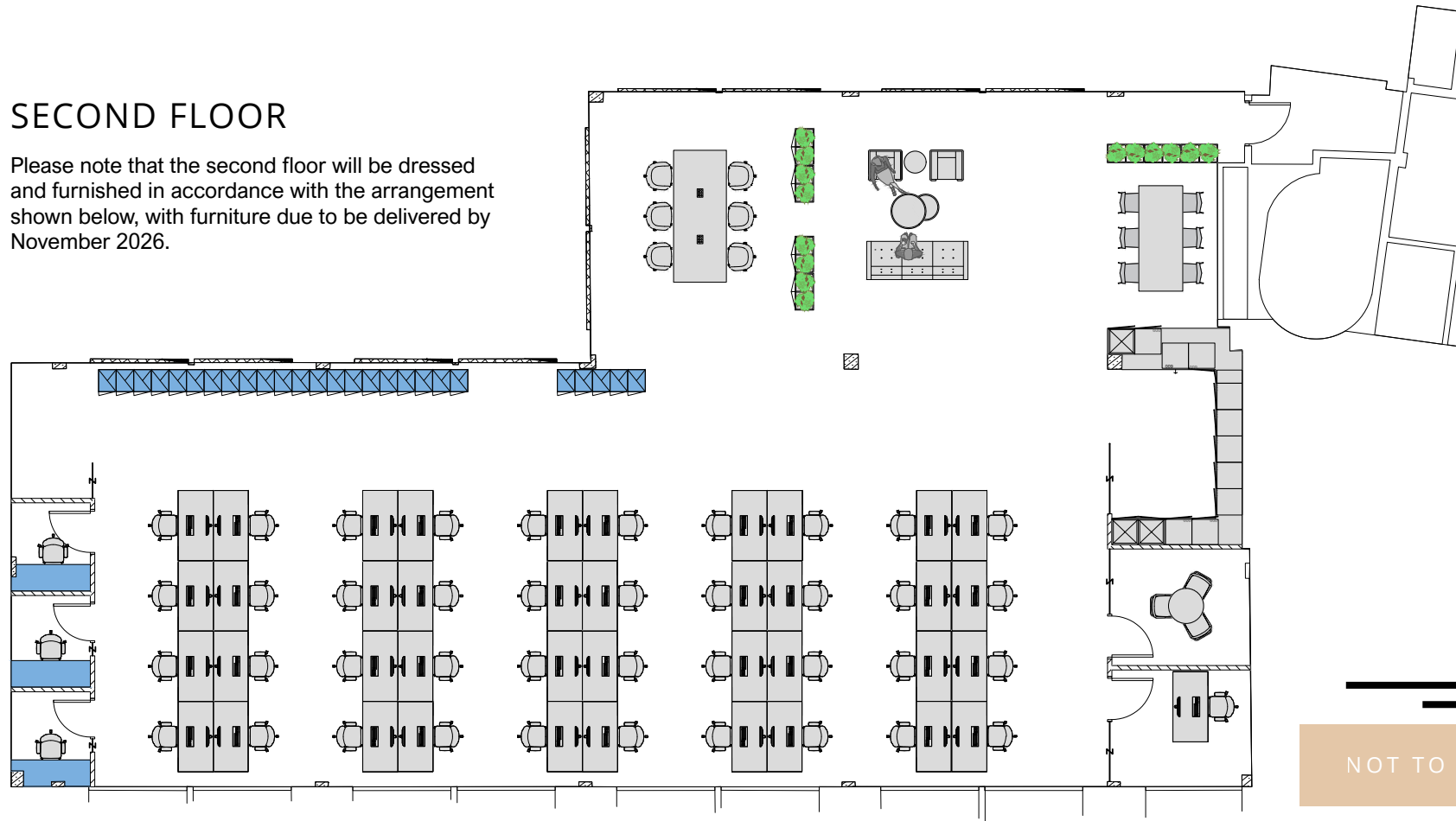
The Connection is situated on the south side of High Holborn with its entrance positioned between the Hoxton Hotel and the Grade II listed Holborn Town Hall. The area is enriched by the Covent Garden piazza, numerous theatres, boutique shops and 5-star hotels, alongside a vibrant arts scene, fine dining and cultural icons such as the Royal Opera House, the British Museum and Seven Dials.

To the north of High Holborn lies Bloomsbury, known for its prestigious academic and medical institutions.

Proposed Floor Plan

SECOND FLOOR

Please note that the second floor will be dressed and furnished in accordance with the arrangement shown below, with furniture due to be delivered by November 2026.



NOT TO SCALE

Furniture Look & Feel



Alto Bench Seat



Viga Executive
Desk



Library
Collaboration Table



Axis 2-Person
Bench Desk



Wrapt Coffee
Table



Mono 4-Person
Round Meeting
Table



Club 3 Seat Sofa



Club Armchair



Enzo Task Chair



Wish Side Chair



Ola Meeting Chair



Edyn Mobile
Planter Unit



Connect Open
Shelving

