



NEW
**PENDEREL
HOUSE**

HIGH HOLBORN WC1

3,406 sq. ft.

Bespoke fully fitted and
furnished accommodation



THE BUILDING

A BUILDING WITH FLEXIBILITY AT ITS CORE



Brand newly refurbished floor



Newly designed reception with commissionaire



Fitted and furnished office suite



100m from Lincoln's Inn Fields



Panoramic views



Ideally located between multiple transport hubs



TRANQUIL GARDENS
ON YOUR DOORSTEP

THE AREA

WHERE BUSINESS AND CULTURE COLLIDE

Restaurant & Hotels

- 01 Dalloway Terrace
- 02 Hawksmoor Seven Dials
- 03 Shoryu Ramen
- 04 Mirror Room
- 05 Holborn Dining Room
- 06 The Delaunay
- 07 Roka
- 08 Noble Rot
- 09 Barrafin
- 10 Flat Iron
- 11 The Bloomsbury Hotel
- 12 Covent Garden Hotel
- 13 The Hoxton
- 14 L'oscar London
- 15 Rosewood London
- 16 The Savoy

Leisure and culture

- 17 All Star Lanes
- 18 Flight Club
- 19 Gymbox
- 20 Bounce
- 21 1Rebel
- 22 The British Museum
- 23 Sir John Soane's Museum
- 24 Shaftesbury Theatre
- 25 Royal Opera House
- 26 Top Secret Comedy Club
- 27 National Gallery
- 28 Somerset House

Occupiers

- 29 MoneySupermarket
- 30 Odeon Cinemas
- 31 Yahoo
- 32 WME Entertainment
- 33 NBC Universal
- 34 Marathon Asset Management
- 35 Red Bull
- 36 Apple
- 37 Lululemon
- 38 McKinsey & Co
- 39 Criteo
- 40 Twitch
- 41 Fladgate LLP
- 42 Mischon de Reya LLP
- 43 Wasserman Media Group
- 44 EssenceMediacom
- 45 Warner Bros
- 46 Karmarama
- 47 Lastminute.com
- 48 Deloitte
- 49 Goldman Sachs

Travel times

Walking
Chancery Lane – 3 mins
Holborn – 4 mins
Farringdon – 10 mins

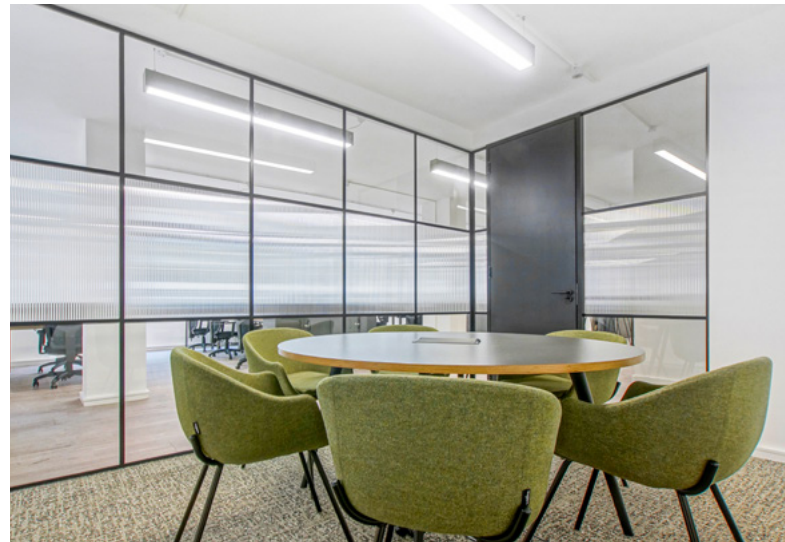
Tube:
Kings Cross – 3 mins
Blackfriars – 5 mins
Liverpool Street – 6 mins
London Bridge – 10 mins

Elizabeth line:
Tottenham Ct Rd – 2 mins
Paddington – 8 mins
Canary Wharf – 9 mins
Heathrow – 40 mins

Travel times estimated with Google Maps. Tube and train times based on a starting point of Holborn, Chancery Lane or Farringdon Station.







TAILOR-MADE FOR YOU

The fourth floor is offered partially fitted, ready to be tailored to any occupiers requirement. The floor has the following amenities:

 Newly refurbished

 Air conditioning

 Newly cabled with power and data cabling

 Bespoke fit-out & furnishing available

 Plug and play

 Generous breakout area

 2 x meeting rooms

 New LED lighting

Floor	sq. ft.	sq. m.
Fourth floor	3,406	316

How much it costs

	Per annum	Per. sq. ft.
Rent	£144,755	£42.50
Service charge	£22,139	£6.50
Business rates	£69,930	£20.53

Total occupational costs

Floor	Per annum	Per. sq. ft.
Fourth floor	£236,824	£69.53

Managed Offering

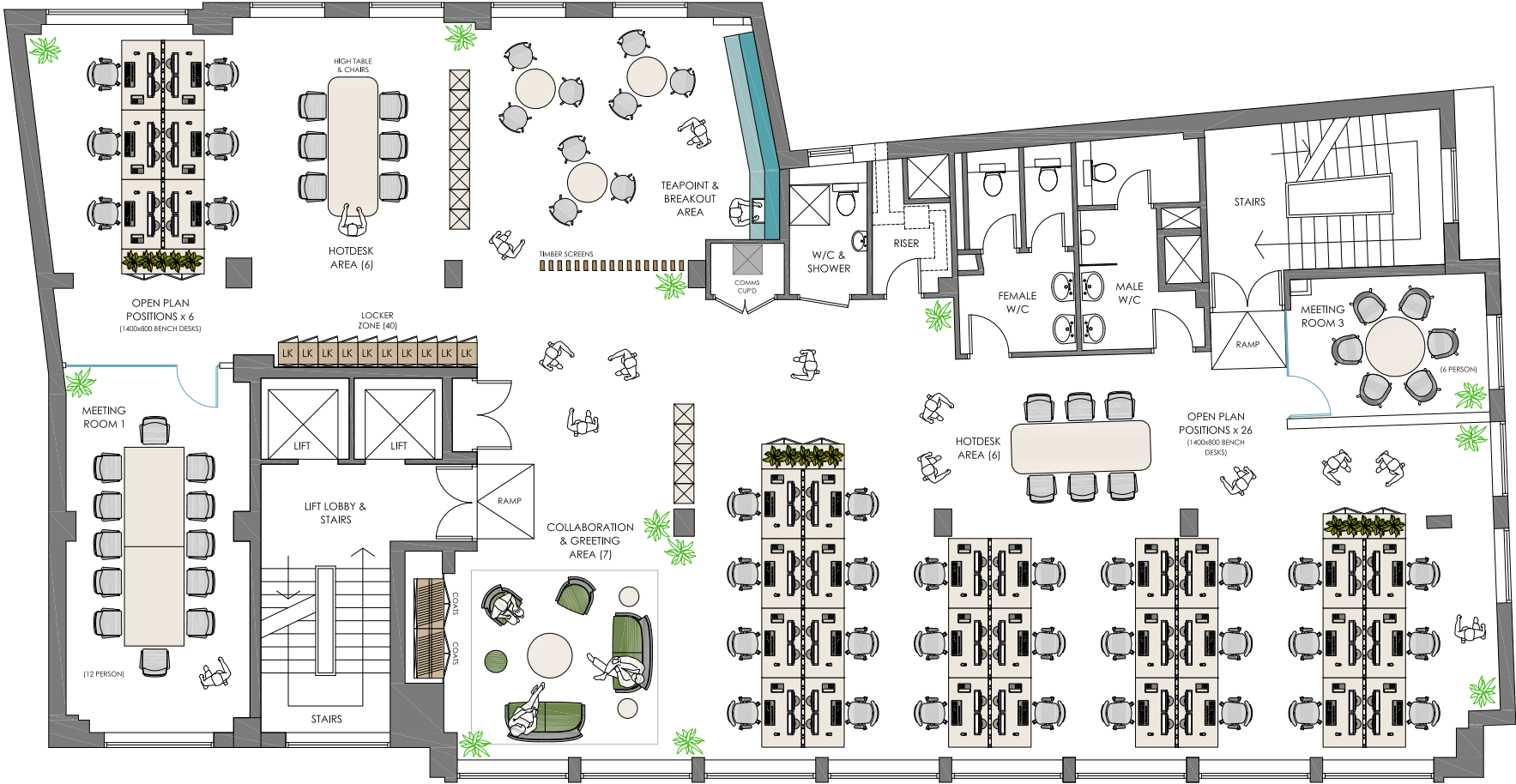
- The available floor can be occupied on a managed basis from £97 psf.
- This includes:
- All inclusive figure (rent, rates & service charge)
 - Cleaning
 - Fully fitted (fixtures, fittings & furniture)
 - Office maintenance
 - Dilapidations (at the end of your agreement)

FOURTH FLOOR

3,406 sq. ft. (316 sq. m.)

Breakdown of facilities

- 32 x open plan positions (1400x800 bench)
- 1 x meeting room (12 persons)
- 1 x meeting room (6 persons)
- 1 x collaboration & greeting area (7)
- 2 x hotdesk area (6 person)
- 1 x shower room
- 1 x teapoint & breakout area
- 1 x comms cupboard
- 1 x locker zone (40)



Total headcount –
32 work positions (main layout)

To arrange an inspection or for
further information, please contact:



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