MIDCITY PLACE

HOLBORN WC1







HOLBORN TO BELONG.

HOLBORN TO DEFINE.

HOLBORN FOR MORE.

IN THE MIDDLE OF IT ALL...

MidCity Place isn't another address on High Holborn. It sits where Bloomsbury, Covent Garden and Clerkenwell meet, a crossroads alive with people and culture.



1. The Hoxton / **2.** London School of Economics / **3.** Leather Lane Market
4. Charles Dickens Museum / **5.** The British Museum / **6.** 180 Strand
7. Bounce / **8.** Lamb's Conduit Street / **9.** University of the Arts London
10. The Rosewood Hotel



8 **Lamb's Conduit Street** | La Fromagerie

Professionals, students and locals move through here all day, every day. What's missing is a place that draws them in, somewhere that carries the energy from first coffee through to last orders.

For the right operators, this is the chance to set the pace and shape what MidCity Place becomes next.

MID CITY

AT THE CENTRE OF THE



ACTION

Holborn is home to some of the world's most influential companies; **Goldman Sachs**, **Saachi & Saachi**, **Amazon** and **McKinsey**, as well as **Mishcon de Reya's** new 161,000 sqft UK head office at MidCity Place. It's a neighbourhood with a captive daytime audience and a growing evening scene.



20,000+

Office workers within walking distance.

THREE

World-class transport links: Holborn, Chancery Lane and the Elizabeth Line at Farringdon.

CULTURE

A rich cultural audience: LSE, SOAS and UCL students; millions of visitors to the British Museum and Covent Garden.

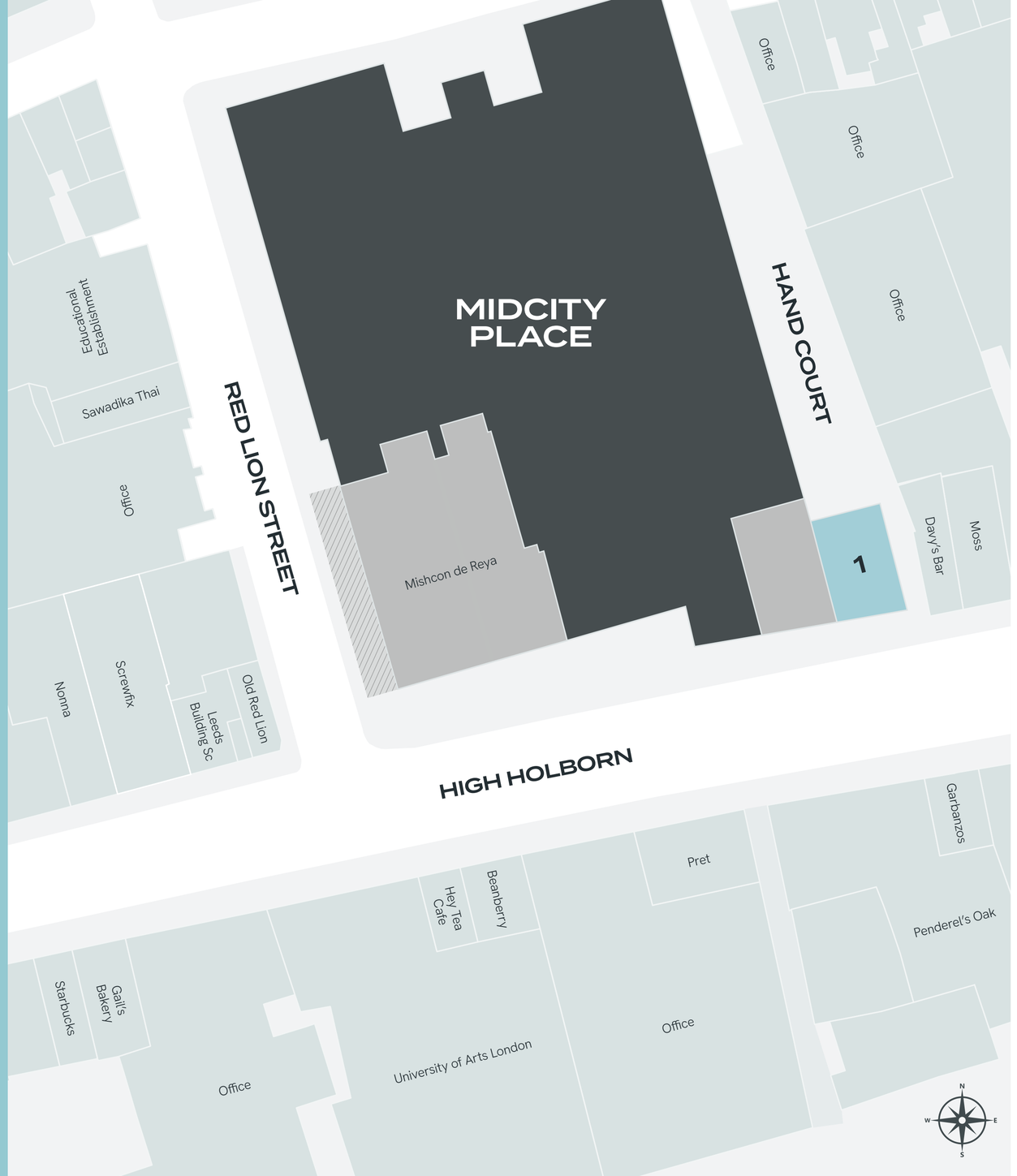
LOCATION

Holborn is no longer a cut-through. It's becoming London's cultural and commercial meeting point and MidCity Place is where those worlds come together.

UNIT 1
THE OPPORTUNITY

Unit 1 is a Class E retail, leisure and gym opportunity occupying a prominent position directly on High Holborn.

This head-turning unit, set over both ground and basement levels, has floor-to-ceiling glazing and an imposing head height of 6.3m on the ground floor.

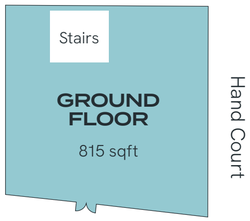


KEY

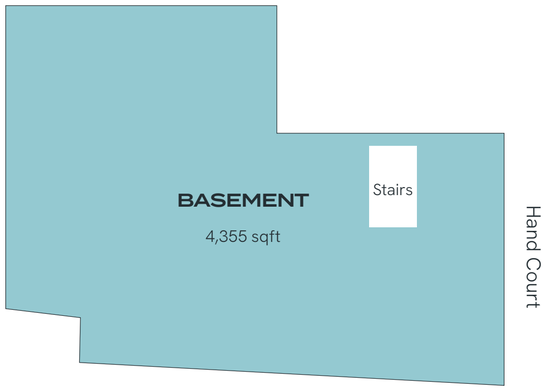
- Unit 1
- Retail Unit
- MidCity Place
- Outdoor Seating Area (Subject to Licence)

UNIT 1 FLOOR PLAN

Combined floorplan space
5,170 sqft



High Holborn



High Holborn

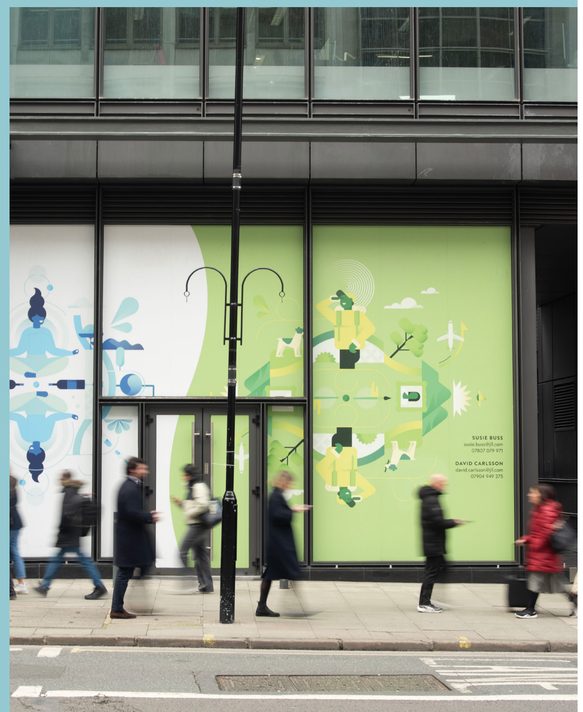
Unit configurations can be varied depending on requirement

FIND YOUR

STAGE

ON HIGH HOLBORN

- 6.3M FLOOR-TO-CEILING HEIGHT AT GROUND LEVEL
- PRIME CORNER POSITION
- SHOPFRONT INSTALLED
- 3 PHASE 100 AMP





Accommodation

Ground Floor: 815 sqft

Basement: 4,355 sqft

Total Area: 5,170 sqft

Lease Terms

Available by way of a new lease for a term to be agreed, subject to 5th yearly rent reviews, contracted Outside of the Security of Tenure Provisions of the Landlord and Tenant Act 1954.

Rent

On application.

Use Class

The premises benefits from Class E use.

Business Rates

Interested parties are advised to make their own enquiries with the local rating authority.

Service Charge

Service charge is estimated at £6.95 per sqft per annum.

EPC

Available on request.

Legal Costs

Each party to be responsible for their own legal costs.

UNIT 2
THE OPPORTUNITY

A Class E retail and coffee shop opportunity.

The unit benefits from a prominent frontage featuring striking floor-to-ceiling glazing.



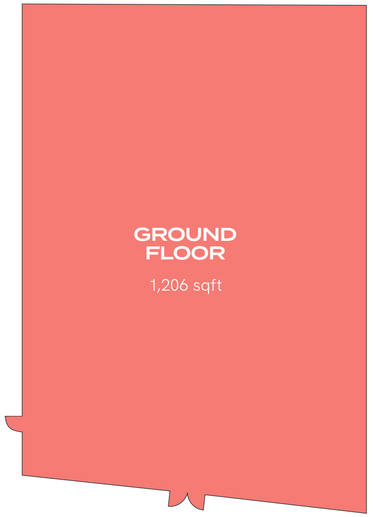
KEY

- Unit 2
- Retail Unit
- MidCity Place
- Outdoor Seating Area (Subject to Licence)

UNIT 2 FLOOR PLAN

1,206 sqft

Plan not to scale



High Holborn

A unique space

With 1,206 sqft at ground floor and the potential to link directly into the newly refurbished office entrance, Unit 2 offers an exclusive opportunity for a retail, coffee shop or grab and go operator.

THE PERFECT

BLEND

IS WAITING...

6.25M FLOOR-TO-CEILING HEIGHT

SHOPFRONT INSTALLED

SCOPE TO HAVE A DUAL ENTRANCE INTO THE OFFICE ATRIUM



Accommodation

Total Area: 1,206 sqft

Lease Terms

Available by way of a new lease for a term to be agreed, subject to 5th yearly rent reviews, contracted Outside of the Security of Tenure Provisions of the Landlord and Tenant Act 1954.

Rent

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Use Class

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Business Rates

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Service Charge

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EPC

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Legal Costs

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A LANDMARK TO MATCH YOUR...

MidCity Place stands out. Designed by **Kohn Pedersen Fox**, its sweeping glass curves and steel frame have redefined this stretch of Holborn.





VISION

Inside, tall, light-filled volumes offer a blank canvas. Outside, the façade itself becomes part of the stage. MidCity Place is a building with prominence, waiting for operators to bring people together.





BE THE LANDMARK

MidCity Place has the scale, the presence and the people. Now it needs the operators to bring it to life.

If you're ready to define Holborn's next chapter, speak to our agents:

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