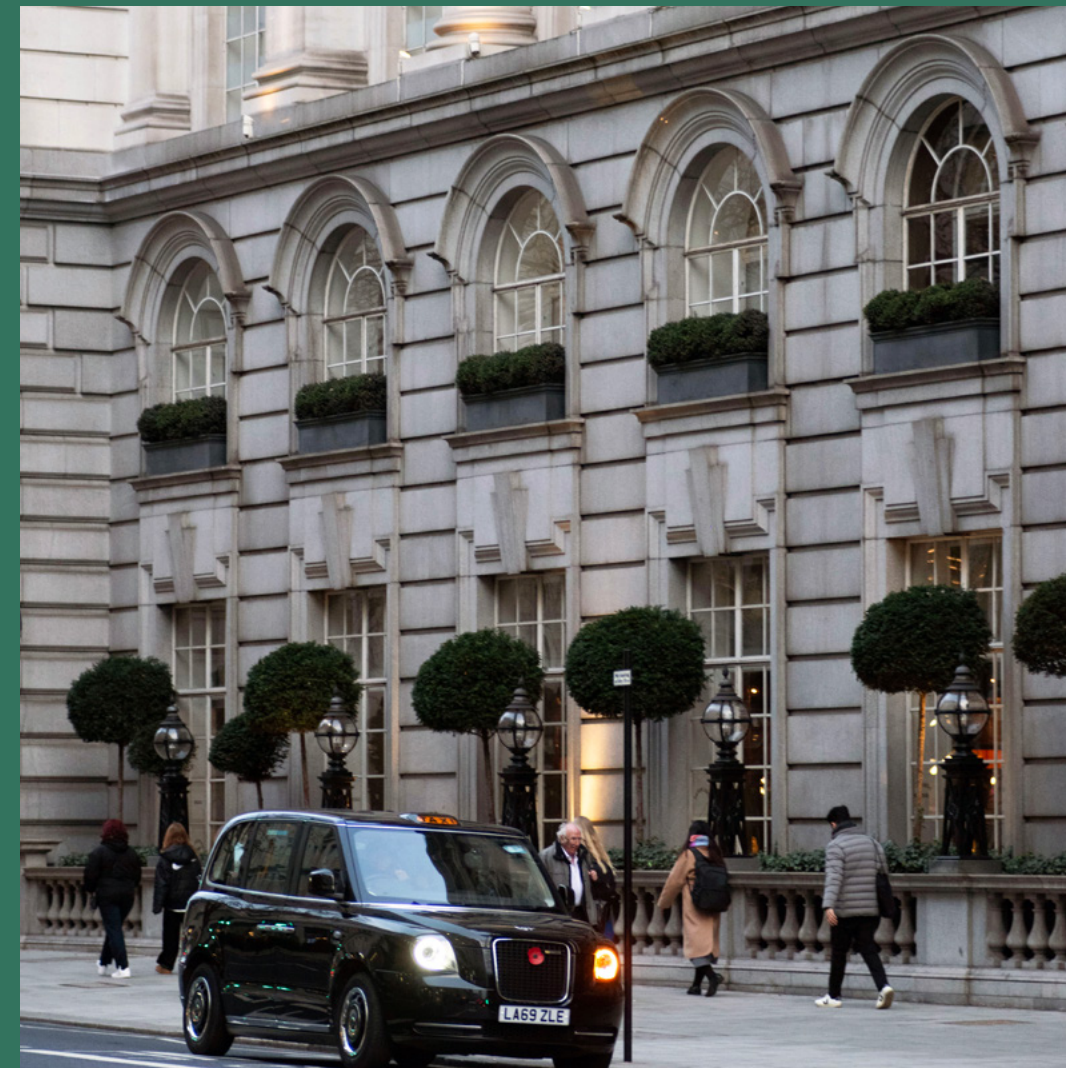


MIDCITY PLACE



LONDON WC1

RETAIL & LEISURE OPPORTUNITIES



Above: The Rosewood London Hotel



All three units benefit from a prominent position on High Holborn, with MidCity Place setting them in the commercial and cultural heart of thriving Midtown.

Their excellent location is further enhanced thanks to excellent connectivity, with Holborn, Chancery Lane Underground and Farringdon Underground, Thames Link and Elizabeth Line, all within easy walking distance.

Z G O O D C O M P A N Y

Midtown has the prestigious reputation of being one of London's most diverse business destinations. As such it is already home to some of the world's largest names in legal services, finance and technology. These include the likes of Amazon, Google and TikTok.

This popularity is only set to attract other equally impressive blue-chip companies, especially as the area is within walking distance to the British Museum, the Royal Opera House, and Covent Garden.

PRIME LOCATION



Hotels

1. Bloomsbury Hotel
2. Club Quarters Hotel
3. Grange Holborn Hotel
4. The Hoxton Hotel
5. L'Oscar Hotel
6. Rosewood Hotel
35. Folk Mens
36. Grenson Bloomsbury
37. Hodd Barnes & Dickins
38. Maggie Owen London
39. Farmer J
40. Oliver Spencer Bloomsbury
41. Sicilian Avenue



Restaurants

7. Dalloway Terrace
8. 42 Holborn
9. La Fromagerie Bloomsbury
10. Holborn Dining Room
11. Noble Rot Lamb's Conduit
12. Pizza Union
13. Franco Manca
14. The Hoxton Rondo & La Cave
15. Hotori
16. La Veranda Patron



Grab & Go

17. GAIL's Bakery
18. Starbucks
19. Dibs
20. The Espresso Room
21. Itsu
22. Joe & The Juice
23. Knockbox Coffee
24. KERB Holborn Market
25. Pret
26. Prufrock Coffee
27. Roasting Plant
28. The Pie Room
29. Leather Lane Market
30. Sainsburys Local
31. Little Waitrose & Partners
32. Fabrique Bakery
33. Aesop
34. Amazon Fresh



Fitness

42. Gym Box
43. 1Rebel



Drinks

44. Baranis
45. The Enterprise
46. Davy's Wine House
47. The Lamb
48. The Perseverance
49. The Pregnant Man
50. Rugby Tavern
51. The Seven Stars
52. Scarfes Bar



Leisure

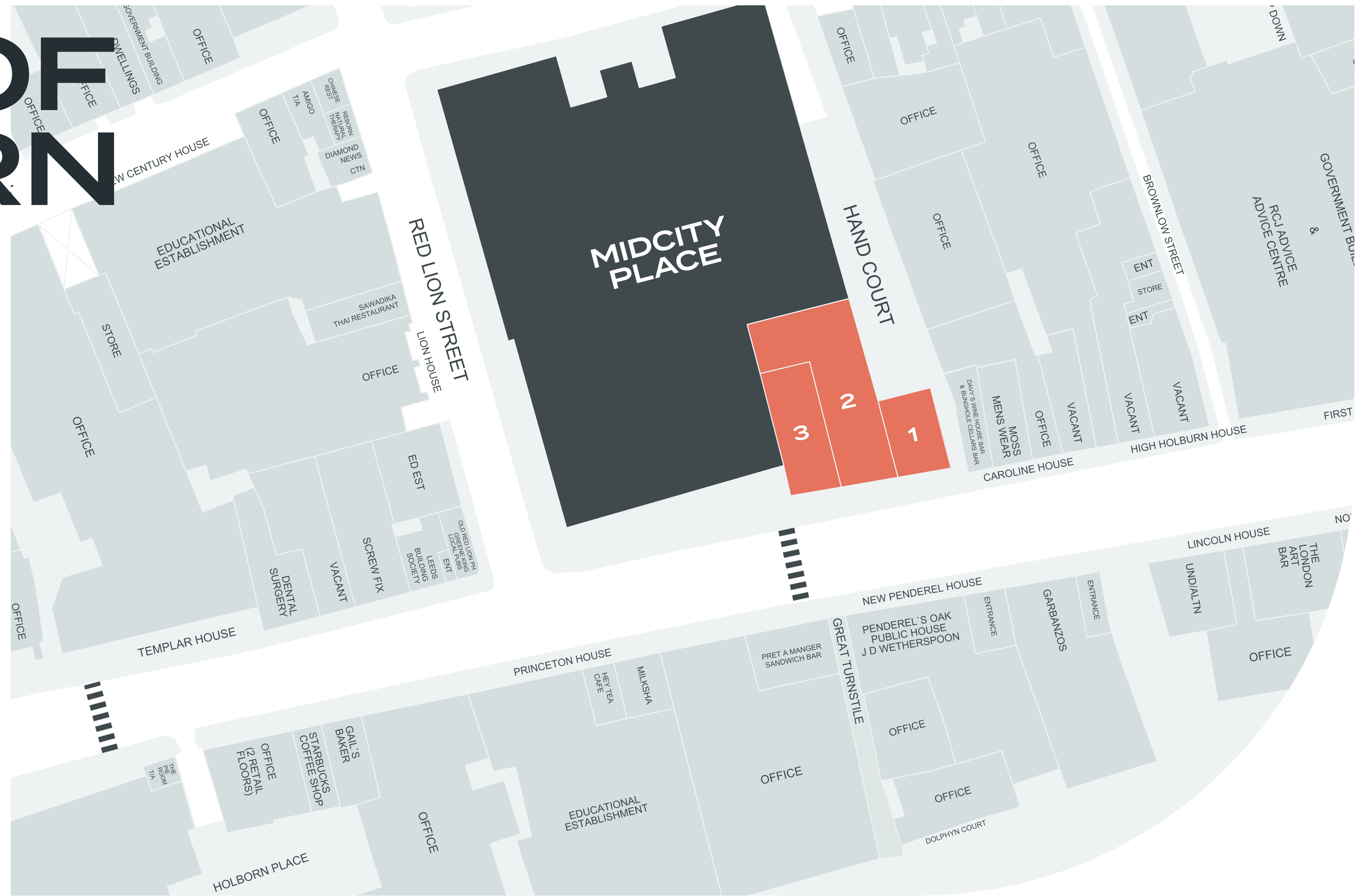
53. Flight Club
54. All Star Lanes
55. Bloomsbury Lanes



Local Office Occupiers

56. Brunswick Group
57. Cos
58. McKinsey & Company
59. Nationwide
60. WeWork
61. The Office Group
62. Bird & Bird
63. Mishcon de Reya

IN THE HEART OF HOLBORN



THE PLACE TO BE



MidCity Place is a landmark building with its striking architectural design and distinct shape. Designed by award-winning architects, Kohn Pedersen Fox, its sleek interior is effortlessly complemented by a stunning exterior featuring a glass and steel-framed façade. It boasts a unique curved horseshoe-shaped floorplan centred around a central atrium that allows natural light to flood in.

With its part-curved design and expanse of windows, the building dazzles from all sides with an elegant and sophisticated appearance that stands proud in the heart of Holborn. The building itself integrates seamlessly with the surrounding area as function and form meet in harmony. MidCity's distinctive architecture makes it a key feature of Midtown's urban landscape, symbolising innovation and timeless elegance in a prime location.

**MIDCITY
PLACE**

UNIT 1 MIDCITY PLACE



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

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



ALL IN THE DETAIL

Accommodation

Ground Floor: 815 sqft (75.5 sqm)

Basement: 935 sqft (86.9 sqm)

Total Area: 1,750 sqft (162.2 sqm)

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.

Permitted Use

The premises benefits from Class E use.

Business Rates

Rateable Value £103,000 / Rates Payable £56,238 per annum. Interested parties are advised to make their own enquiries with the local rating authority.

Service Charge

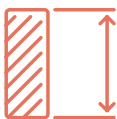
Service Charge is £12,170 per annum currently. Further information available on request.

EPC

Energy performance rating D.

Legal Costs

Each party to be responsible for their own legal costs.



Floor-to-ceiling height: 6.3m



LED lighting system



3Phase 100Amp



Floor-to-ceiling glazing

GROUND FLOOR

Accommodation

815 sqft

75.5 sqm

BASEMENT

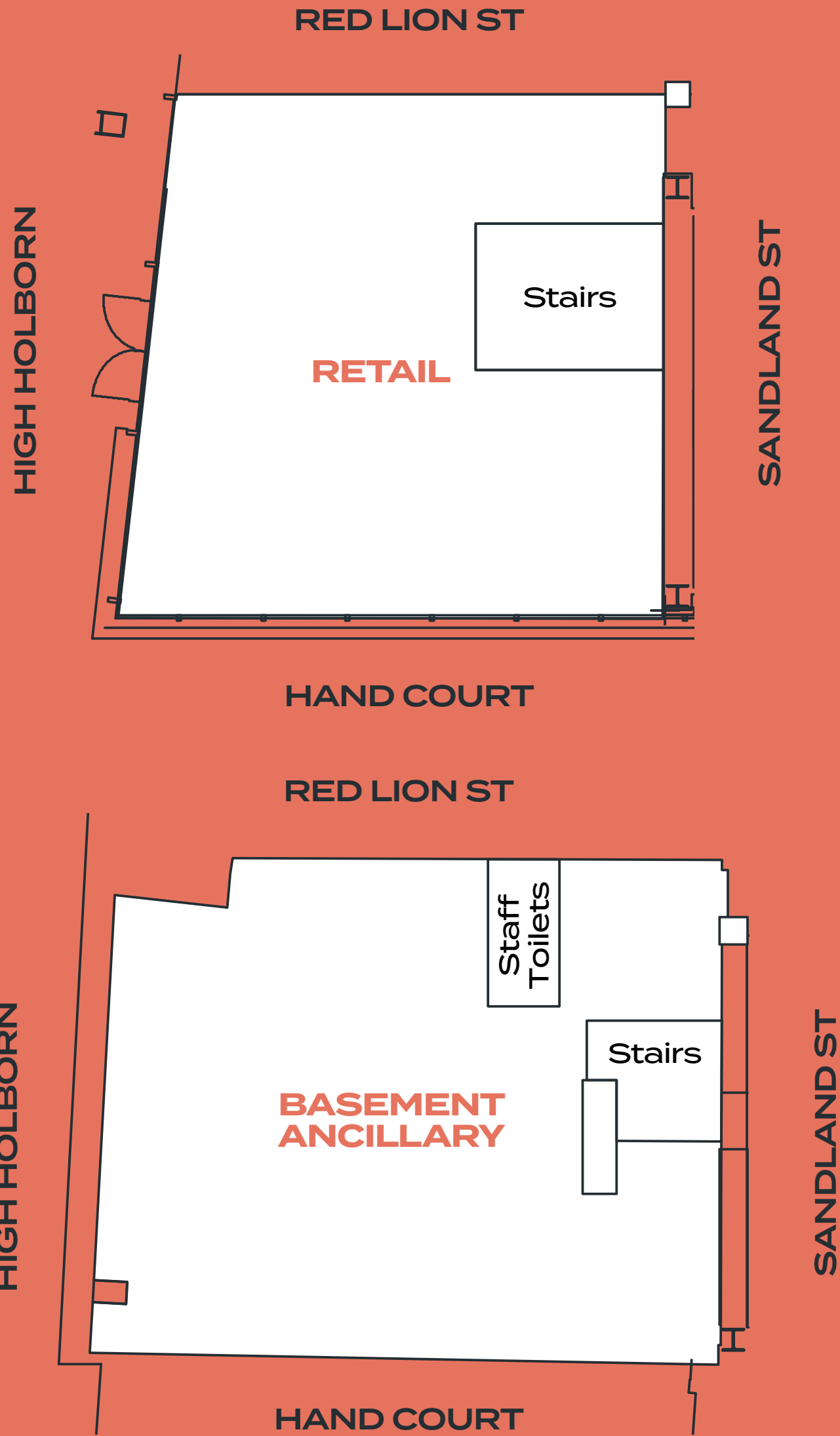
Accommodation

935 sqft

86.9 sqm

TOTAL AREA

1,750 sqft (162.2 sqm)



UNIT 2 MIDCITY PLACE



A Class E restaurant and leisure opportunity with potential for outside seating on Hand Court, subject to planning consent.

This unit is set over the ground and basement floors, and benefits from a prominent triple-width frontage featuring striking floor-to-ceiling glazing.



UNIT 2 THE VISION



Illustration of potential space plan

A unique space

With over 3,600 sqft at ground floor, over 2,200 sqft at basement level, and the potential for extensive outside seating, Unit 2 offers an exclusive opportunity for a restaurant, leisure, fitness or retail operator.



Illustration of outdoor seating on Hand Court

THE FINER POINTS

Accommodation

Ground Floor: 3,667 sqft (340.6 sqm)

Basement: 2,263 sqft (210.2 sqm)

Total Area: 5,930 sqft (550.6 sqm)

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.

Permitted Use

The premises benefits from Class E use.

Business Rates

Rateable Value £178,000 / Rates Payable £97,188 per annum. Interested parties are advised to make their own enquiries with the local rating authority.

Service Charge

The service charge is £41,220 per annum currently. Further information available upon request.

EPC

Energy performance rating C.

Legal Costs

Each party to be responsible for their own legal costs.



Generous ceiling height



Outdoor seating area*



Potential for full kitchen extract



3phase 260Amp

GROUND FLOOR

Accommodation

3,667 sqft

340.6 sqm

Potential for circa 34 external covers on Hand Court*

*Subject to planning

BASEMENT

Accommodation

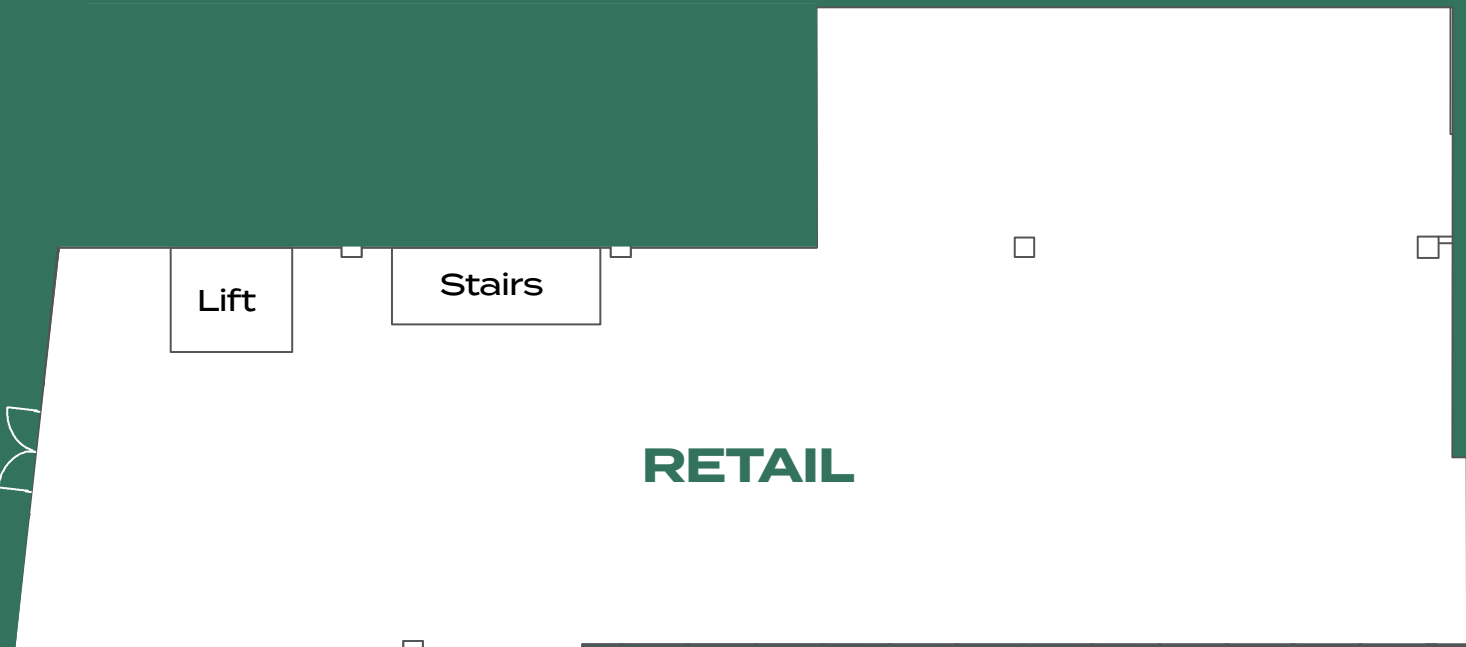
2,263 sqft

210.2 sqm

TOTAL AREA

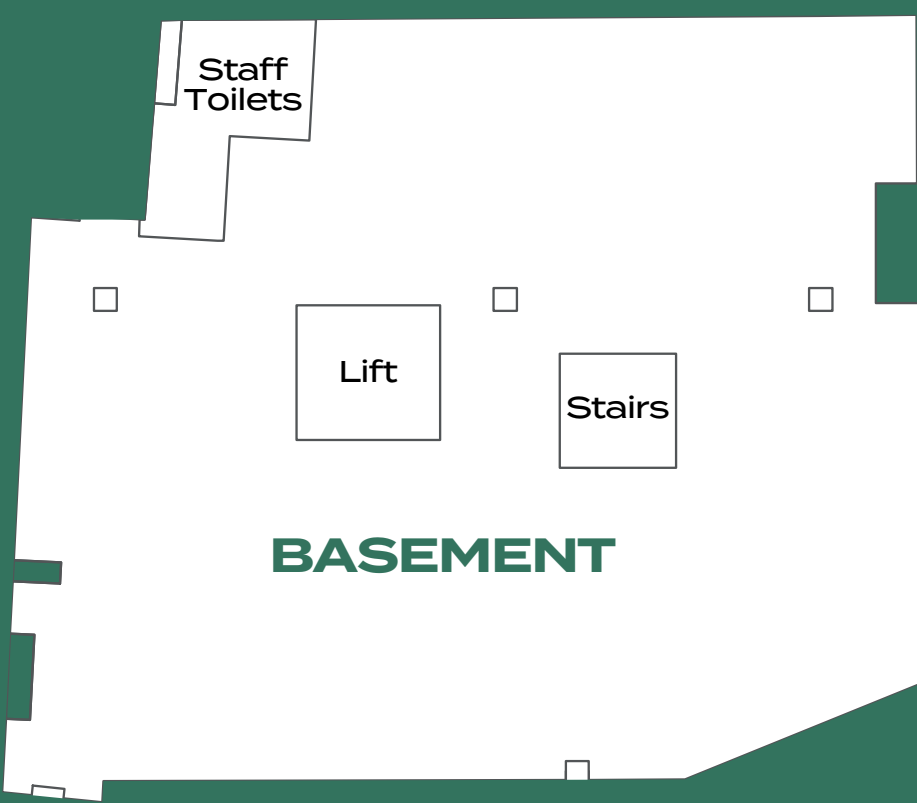
5,930 sqft (550.6 sqm)

HIGH HOLBORN



HAND COURT

HIGH HOLBORN



HAND COURT

UNIT 3 MIDCITY PLACE



**A Class E Opportunity for café,
retail or leisure use.**

This exceptional unit benefits from a prominent triple-width frontage with floor-to-ceiling glazing. Set over the ground and basement floors, it allows for a two-tier premises.

EVERY LAST DETAIL

Accommodation

Ground Floor: 1,424 sqft (132.3 sqm)

Basement: 1,900 sqft (176.5 sqm)

Total Area: 3,324 sq ft (308.8 sq m)

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.

Permitted Use

The premises benefits from Class E use.

Business Rates

Rateable Value £128,000 / Rates Payable £69,888 per annum. Interested parties are advised to make their own enquiries with the local rating authority.

Service Charge

The service charge is £23,120 per annum currently. Further information available upon request.

EPC

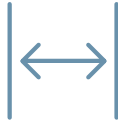
Energy performance rating E.

Legal Costs

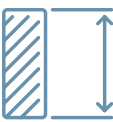
Each party to be responsible for their own legal costs.



Floor-to-ceiling
glazing



Triple-width
frontage



Generous
ceiling height



3phase
100Amp

GROUND FLOOR

Accommodation

1,424 sqft

132.3 sqm

BASEMENT

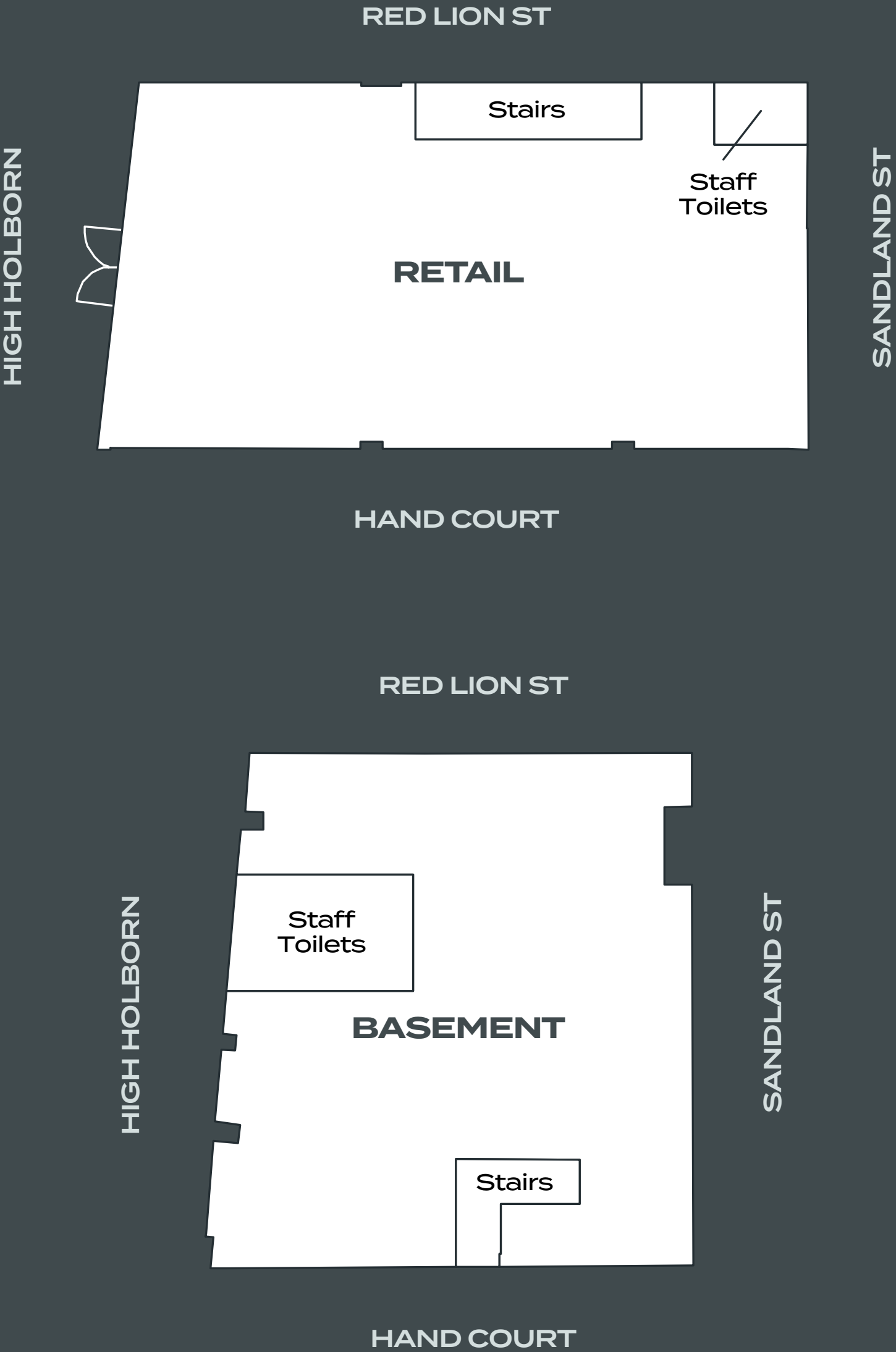
Accommodation

1,900 sqft

176.5 sqm

TOTAL AREA

3,324 sqft (308.8 sqm)





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