

**fisher
german**

Audrey House

16-20 Ely Place
London EC1N 6SN

Leasehold | Offices
Fully Fitted Cat B Space (Ground floor)
Refurbished Cat A with exposed services (Garden & LG)
1,234 - 10,014 Sq.ft (114.6 - 930.2 Sq.m)



To Let | £30.00 - £57.50 (per sq ft pa excl)



Key information



Rent

£30.00 - £57.50
(per sq ft pa excl)



Service Charge

£16.16 (per sq ft)



Business Rates

Est. £12.50 - £25.00
(per sq ft ye April 26)



EPC Rating

B

Audrey House

1,234 - 10,014 Sq.ft (114.6 - 930.2 Sq.m)

Location

Ely Place is an attractive and exclusive gated street of both architectural and historic interest. It is situated directly to the north of Holborn Circus near Hatton Garden.

Chancery Lane (Central line) and Farringdon (Elizabeth, Circle, Metropolitan, Hammersmith & City underground lines) stations are the closest, as well as City Thames Link on nearby Holborn Viaduct.

Description

Audrey House is a grand & prominent building on Ely Place, situated adjacent to the historic St. Etheldred's Crypt. There is a new reception, commissionaire, passenger lifts and (new) extensive end of journey facilities including bike racks and luxurious showers.

The office space available is available over the Ground, Garden floor and Lower Ground floor. The part ground floor has been fitted-out for immediate occupation with 16 open plan workstations, break-out space, kitchenette and 8 person meeting room.

The Garden and Lower Ground floors have been refurbished to a new Grade A specification including

exposed ceilings, new AC, raised metal tile floors and LED Lighting.

There are also 3 large terraces overlooking the adjacent Crypt.

Amenities



Prestigious
Entrance



Plug &
Play



Private
Terrace



Showers



Bike
Parking



Tube

Further information

Lease Terms

The accommodation is available to let on terms to be agreed.

Rent

Ground Floor - £57.50 per sq ft pa excl

Garden Floor - £39.50 per sq ft pa excl

Lower Ground Floor - £30.00 per sq ft pa excl

Service Charge

The current on account service charge is £16.16 psf excl.

Business Rates

Estimated at £25.00 per sq ft pa for the rating year April 2025 to April 2026. All parties are advised to make their own enquiries with the rating authority.

EPC

The EPC rating is B.

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

Anti Money Laundering

The successful tenant will be required to submit information to comply with Anti Money Laundering Regulations.

Fixtures & Fittings

Any fixtures and fittings not expressly mentioned within these particulars are excluded from the letting.

VAT

The property is elected to VAT which is therefore payable on rent and service charge.

Viewings

Strictly by prior arrangement with the joint sole agents Fisher German LLP and Monmouth Dean .

Accommodation

The approximate Net Internal Areas comprise:

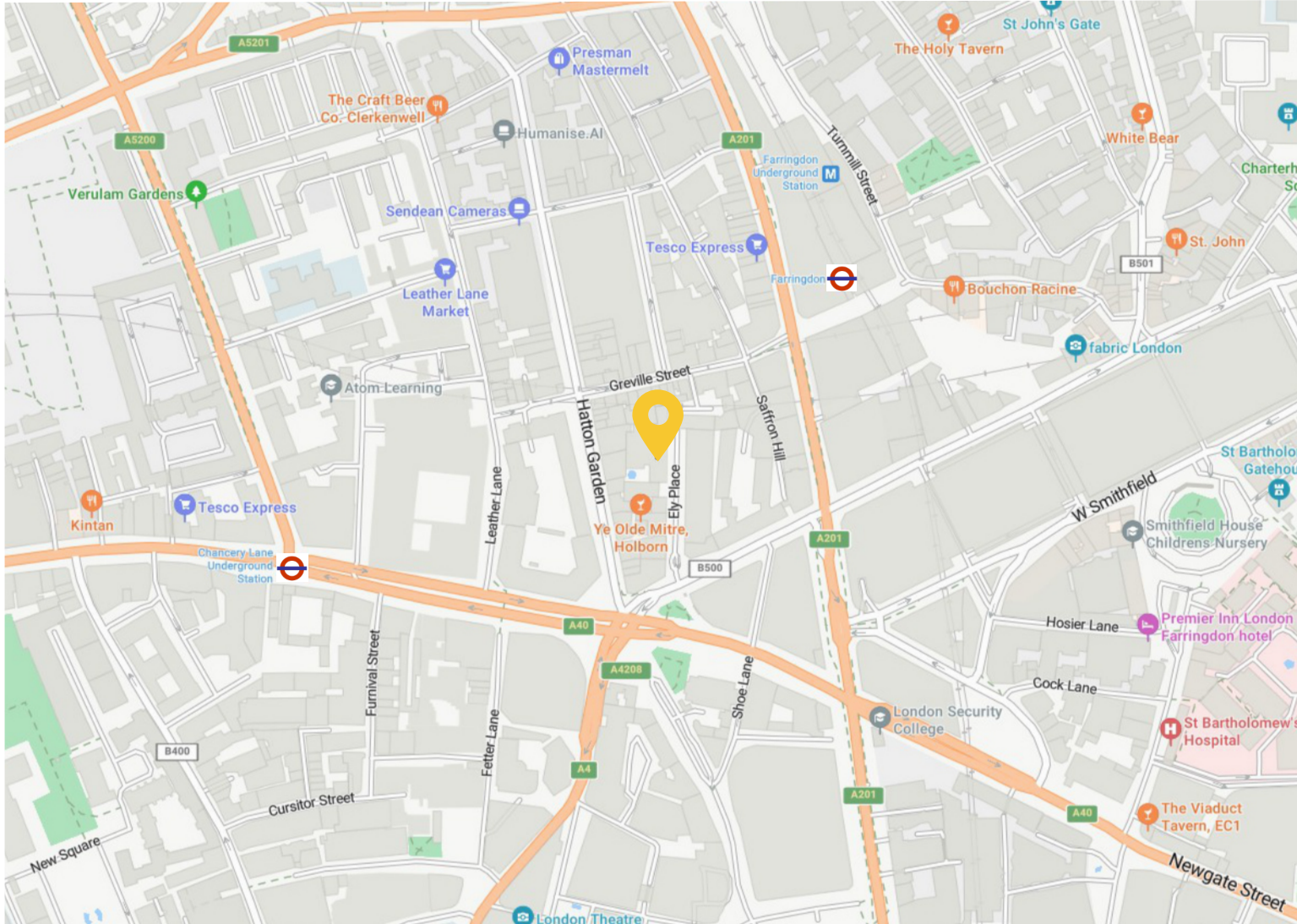
Floor	Sq.ft	Sq.m
Ground Floor	1,234	114.6
Garden Floor	6,067	563.6
Lower Ground Floor	2,713	252.2
TOTAL	10,014	930.4







Location Map



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Location

Address: Audrey House, 16-20 Ely Place, London EC1N 6SN

What3words: ///scenes.alien.hired

Nearest Stations

Farringdon Station:

0.2 miles / 3 min walk

Chancery Lane Underground:

0.3 miles / 5 min walk

City Thameslink:

0.3 miles / 5min walk

Contact us



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Particulars dated November 2025. Photographs dated November 2025.



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