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Audrey House

16-20 Ely Place
London EC1N 6SN

Leasehold | Offices

CAT A and CAT B Options Available

1,703 - 7,589 Sq.ft (157.2 - 704 Sq.m)

To Let | £39.50 - £85.00 (per sq ft pa excl)

Key information

Rent
£39.50 - £85.00
(per sq ft pa excl)

Service Charge
£16.38 (per sq ft)

Business Rates
Est. £18.75 - £30.00
(per sq ft ye April 27)

EPC Rating
B

Audrey House

1,703 - 7,589 Sq.ft (157.2 - 704 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 distinguished landmark discreetly situated on Ely Place, adjacent to the historic St. Etheldreda's Crypt. The building has a new reception, commissionaire, two passenger lifts, and new extensive end-of-journey facilities, including bike racks and refined showers.

The office space available is arranged over the Garden, 1st and Part 4th floors. The Garden floor is refurbished to a new CAT A specification. The 1st floor is brand new CAT B specification with new VRV system throughout. The 4th floor is fully fitted and furnished. Both the Garden and the 1st floors benefit from large private terraces.

Amenities

- Reception
- EPC B Rating
- New Air Conditioning
- Prestigious Entrance
- Plug & Play
- Private Terrace
- Showers
- Bike Parking
- Transport Links

Further information

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

Rent
Part Fourth Floor - £60.00 per sq ft pa excl
First Floor - £85.00 per sq ft pa excl
Garden Floor - £39.50 per sq ft pa excl

Service Charge
The current on account service charge is £16.38 psf excl.

Business Rates
Estimated at £18.75 - £30.00 per sq ft pa for the rating year April 2026 to April 2027. 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.

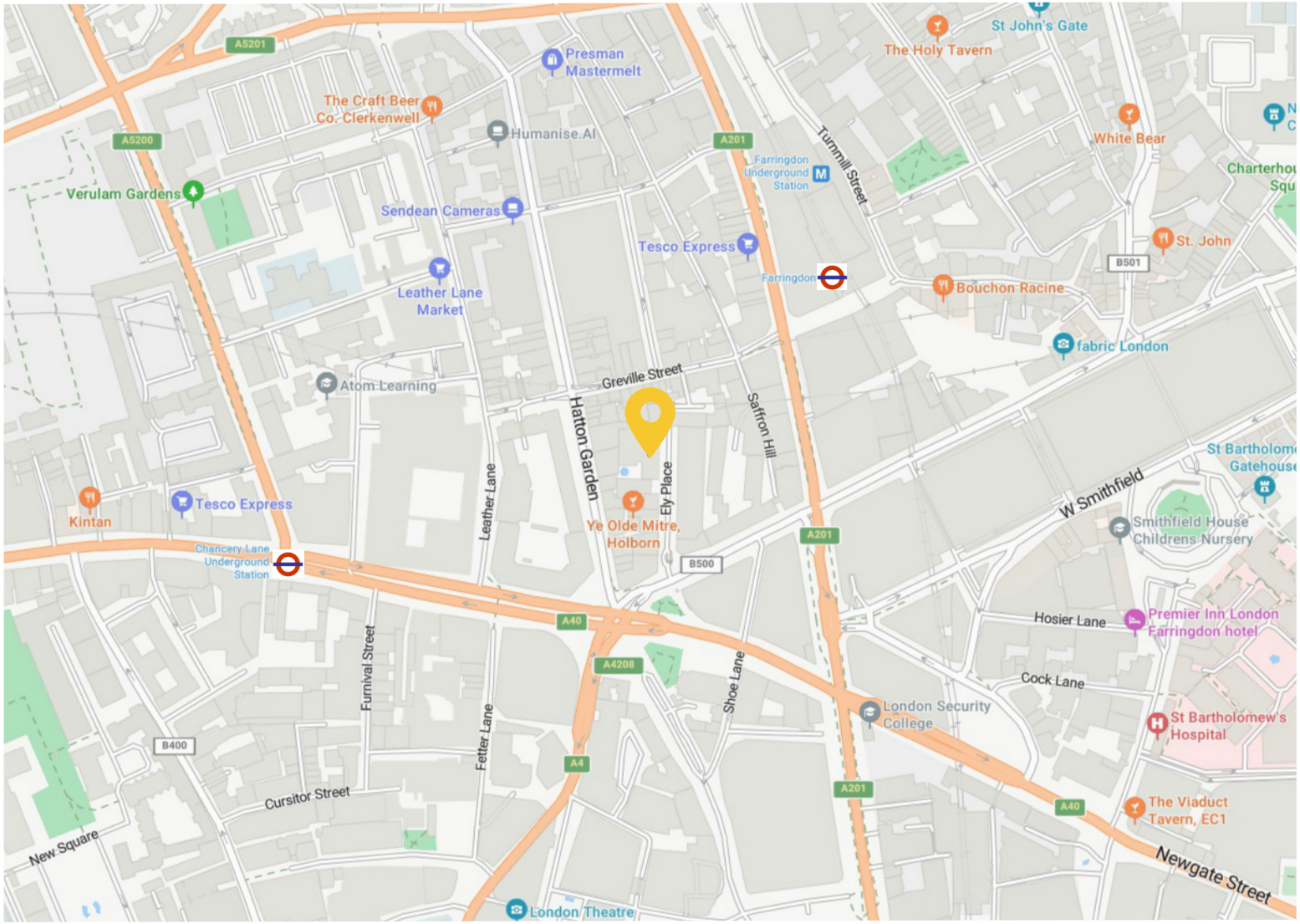
Viewings
Strictly by prior arrangement with the joint sole agents Fisher German LLP and Monmouth Dean .

Accommodation

The approximate Net Internal Areas comprise:

Floor	Sq.ft	Sq.m
Part Fourth Floor - CAT B	1,703	157.2
First Floor - CAT B	3,463	321.7
Ground Floor - Garden Floor South - CAT A	2,423	225.1
TOTAL	7,589	704

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

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Particulars dated October 2026. Photographs dated April & September 2026.