

5-11 THEOBALDS ROAD

Holborn, London WC1X 8SH

TO LET



1,237 SQ FT
(115 SQ M)

Fully Fitted and Managed Office Suite To Let

**Lambert
Smith
Hampton**

5-11 Theobalds Road, WC1X 8SH

Description

Part 6th floor at 5-11 Theobalds Road is available to let via a new lease direct from the Landlord.

The accommodation totals 1,237 sq ft of recently refurbished plug & play space and is available now.

The building offers great communal facilities, with the opportunity to use the collaborative space and breakout areas.

Specification

- Fully Fitted with 12 Desks and Kitchenette
- Contemporary Manned Reception
- Building Open Mon-Thurs at Reduced Inclusive Rent
- Bookable Meeting Rooms and Communal Breakout Areas
- End of Trip Facilities
- Fully DDA compliant with Two 8-Person Lifts
- Ready to move into
- IT Enabled and Air Conditioning



5-11 Theobalds Road, WC1X 8SH

Location

Midtown is a thriving commercial district offering unparalleled retail and leisure opportunities.

5-11 Theobalds Road is located on the corner of Theobald's Road and Jockey's Fields. The property overlooks Gray's Inn private gardens.

Holborn, Chancery Lane & Russell Square underground stations are within walking distance.

Accommodation

	Sq Ft	Sq M
Part 6th Floor	1,237	115
TOTAL (NIA)	1,237	115



5-11 Theobalds Road, WC1X 8SH



Additional Information

TERMS

A new lease from the Landlord with a minimum term of 2 years.

Guiding an all inclusive rent of £108,856 per annum inclusive of rent, business rates, services, utilities and FM charge. The building is open Monday-Thursday, the rent has been reduced by 20% from market levels to reflect this.

Available to occupy now.

RENT

£108,856 Per Annum

LEGAL COSTS

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

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

VIEWINGS

Strictly by prior appointment through joint sole agents.

Contact

For more information please contact:

SOPHIE MAYTUM

M 07752 462 410

E smaytum@lsh.co.uk

DAVID EARLE

M 07850 056 626

E dearle@lsh.co.uk

Joint agents:

Malcolm Grahame

07973 693 299

malcolm.grahame@hbsv.com

lsh.co.uk

This document is for general informative purposes only. The information in it is believed to be correct, but no express or implied representation or warranty is made by LSH as to its accuracy or completeness, and the opinions in it constitute our judgement as of this date but are subject to change. Reliance should not be placed upon the information, forecasts and opinions for any the purpose, and no responsibility or liability, whether in negligence or otherwise, is accepted by LSH or by any of its directors, officers, employees, agents or representatives for any loss arising from any use of this document or its contents or otherwise arising in connection with this document. All rights reserved. No part of this document may be transmitted or reproduced in any material form by any means, electronic, recording, mechanical, photocopying or otherwise, or stored in any information storage or retrieval system of any nature, without the prior written permission of the copyright holder, except in accordance with the provisions of the Copyright Designs and Patents Act 1988. Warning: the doing of an unauthorised act in relation to a copyright work may result in both a civil claim for damages and criminal prosecution.

Regulated by RICS. Date published: 25-Sep-2024

**Lambert
Smith
Hampton**