THE CONNECTION

LONDON WC1V 7BD

To Let

EXCEPTIONAL THIRD FLOOR OFFICE WITHIN THE CONNECTION

Class E Use

(Office, Medical, Retail etc.)

THIRD FLOOR WEST
3,860 SQ.FT.

ROBERT IRVING BURNS


THE CONNECTION
198 HIGH HOLBORN
THE SPIRITED
PUBLIC LIBRARY

DESCRIPTION

The available accommodation comprises an exceptional third floor office within The Connection, a landmark office building extending to approximately 23,494 sq ft (2,182.6 sq m), arranged over the ground and five upper floors.

The building is prominently accessed from High Holborn via Dragon Yard, an attractive landscaped pedestrian walkway partly covered by a striking glazed canopy, with a secondary entrance from Stukeley Street. Occupiers are welcomed by a professional concierge reception at ground floor level, providing an excellent first impression for staff and visitors alike.

The third floor is accessed via either a passenger lift or an internal stairwell and is presented in excellent condition. The accommodation offers an efficient open-plan working environment with superb natural light and a high-quality contemporary fit-out, incorporating five glazed meeting rooms, two acoustic call booths, raised access floors with integrated floor boxes, and generous collaborative breakout space, creating an ideal environment for businesses seeking a premium headquarters-style office. The space is available either in its current fitted configuration or can be offered fully furnished by way of separate negotiation, allowing an incoming occupier flexibility to tailor the accommodation to their operational requirements.

The recently refurbished demised WCs are conveniently positioned immediately adjacent to the passenger lift, while the building provides the amenities expected of a modern headquarters environment. Combined with the concierge reception, excellent end-of-journey facilities and prime Midtown location, the accommodation represents an outstanding opportunity for a broad range of occupiers.

The accommodation is available by way of a 6 to 12-month licence, offering an ideal short-term solution for businesses seeking high-quality fitted office space while the landlord progresses a comprehensive refurbishment programme across the wider building.

FINANCES

FLOOR	3RD FLOOR
SIZE	3,860
QUOTING RENT (P.M.)	£96,500
ESTIMATED RATES PAYABLE (P.A.)	£107,520
SERVICE CHARGE	£50,180
ESTIMATED OCCUPANCY COST (P.A.)	**£254,200**

Alternative Floorplates: Please note that alternative floorplates are also available, ranging from approximately 1,200 sq ft to 3,800 sq ft. Please speak to a member of the team for further information on availability and configuration options.

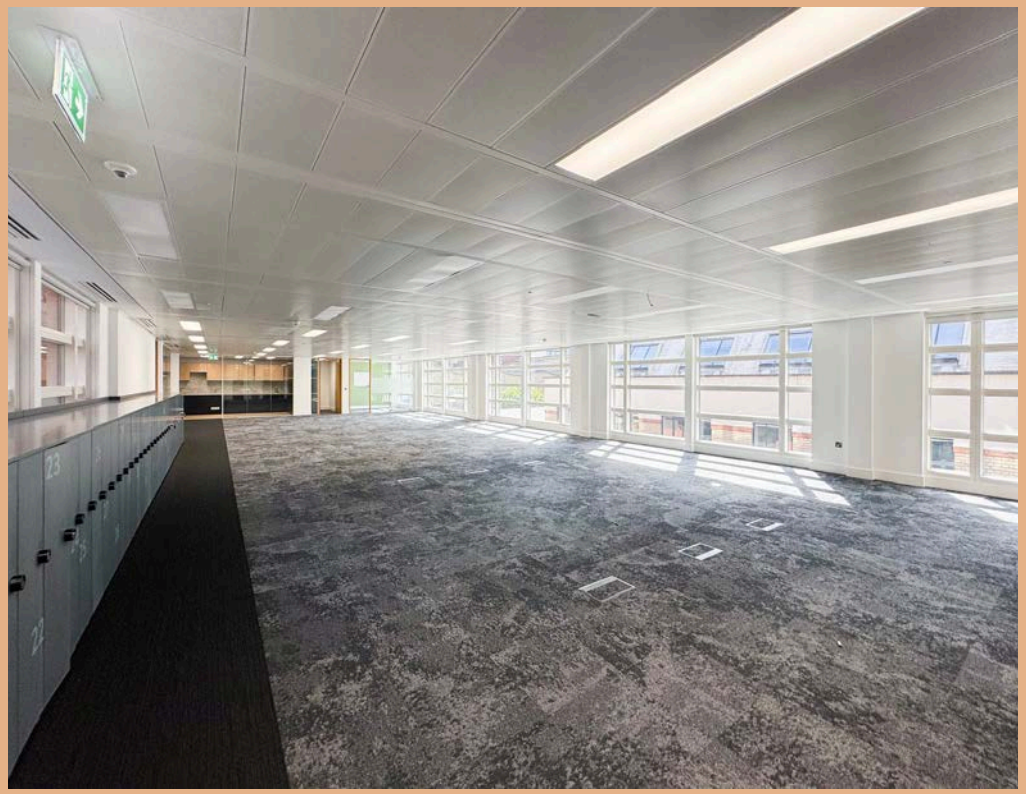
AMENITIES

- FITTED OFFICE
- EXCELLENT NATURAL LIGHT
- 5 MEETING ROOMS
- 2 ACOUSTIC CALL BOOTHS
- BREAKOUT SPACE
- RAISED ACCESS FLOOR
- CONCIERGE RECEPTION
- END-OF-JOURNEY FACILITIES
- REFURBISHED WCS
- PASSENGER LIFT
- FURNISHED OPTION
- FLEXIBLE SHORT-TERM LICENCE

RECEPTION





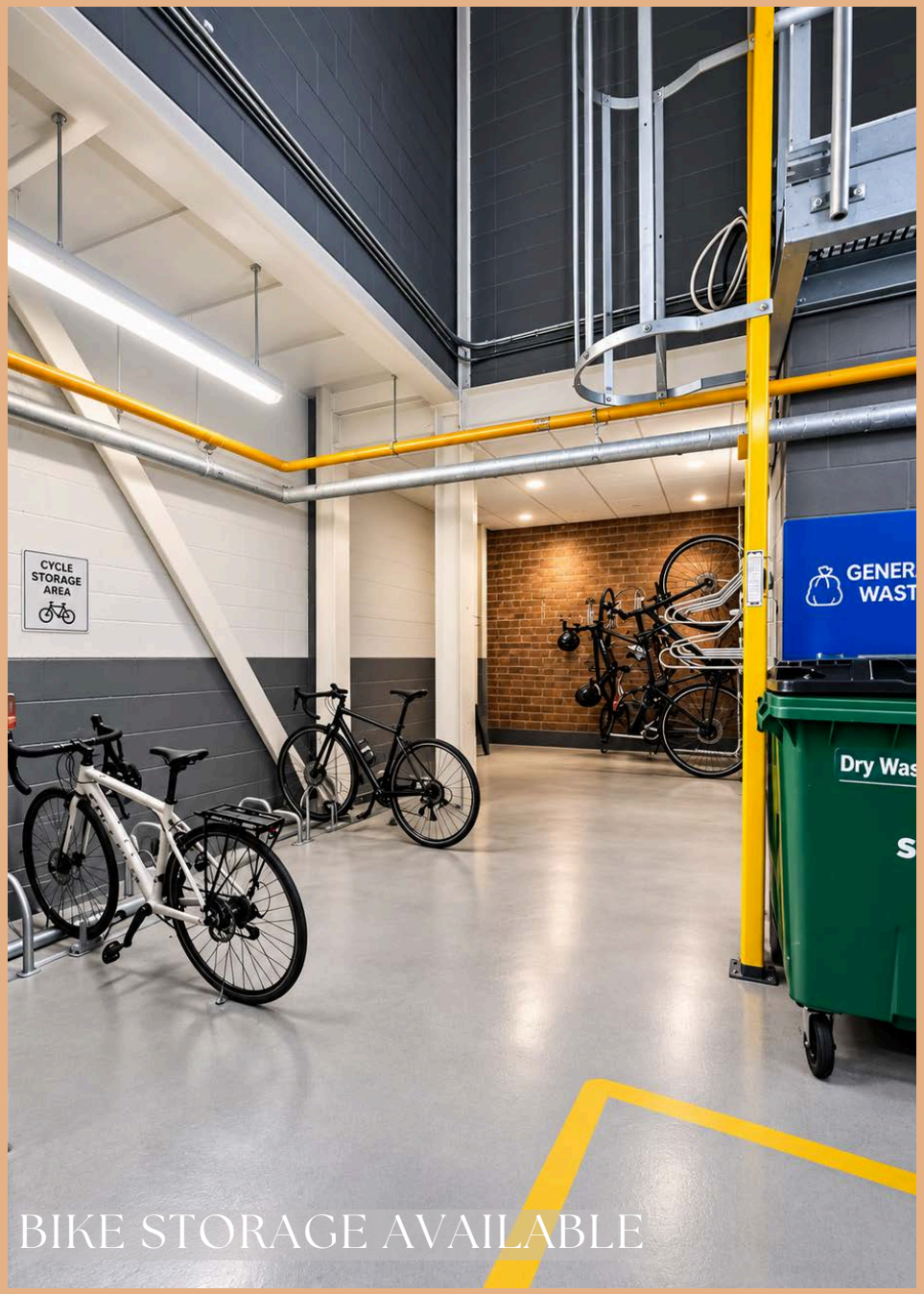




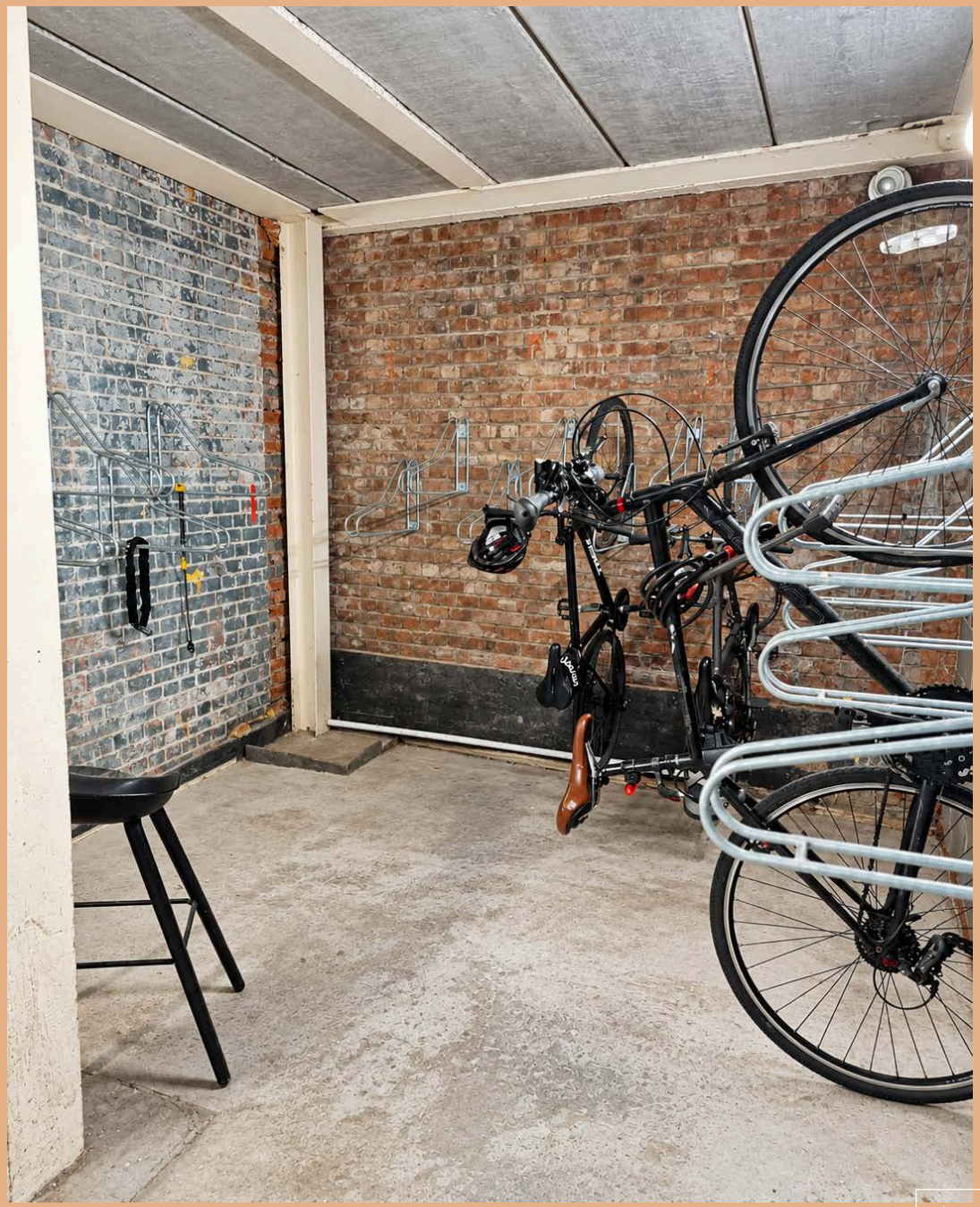








BIKE STORAGE AVAILABLE



Please note that the images above are cleared up using AI.









LOCATION & SITUATION

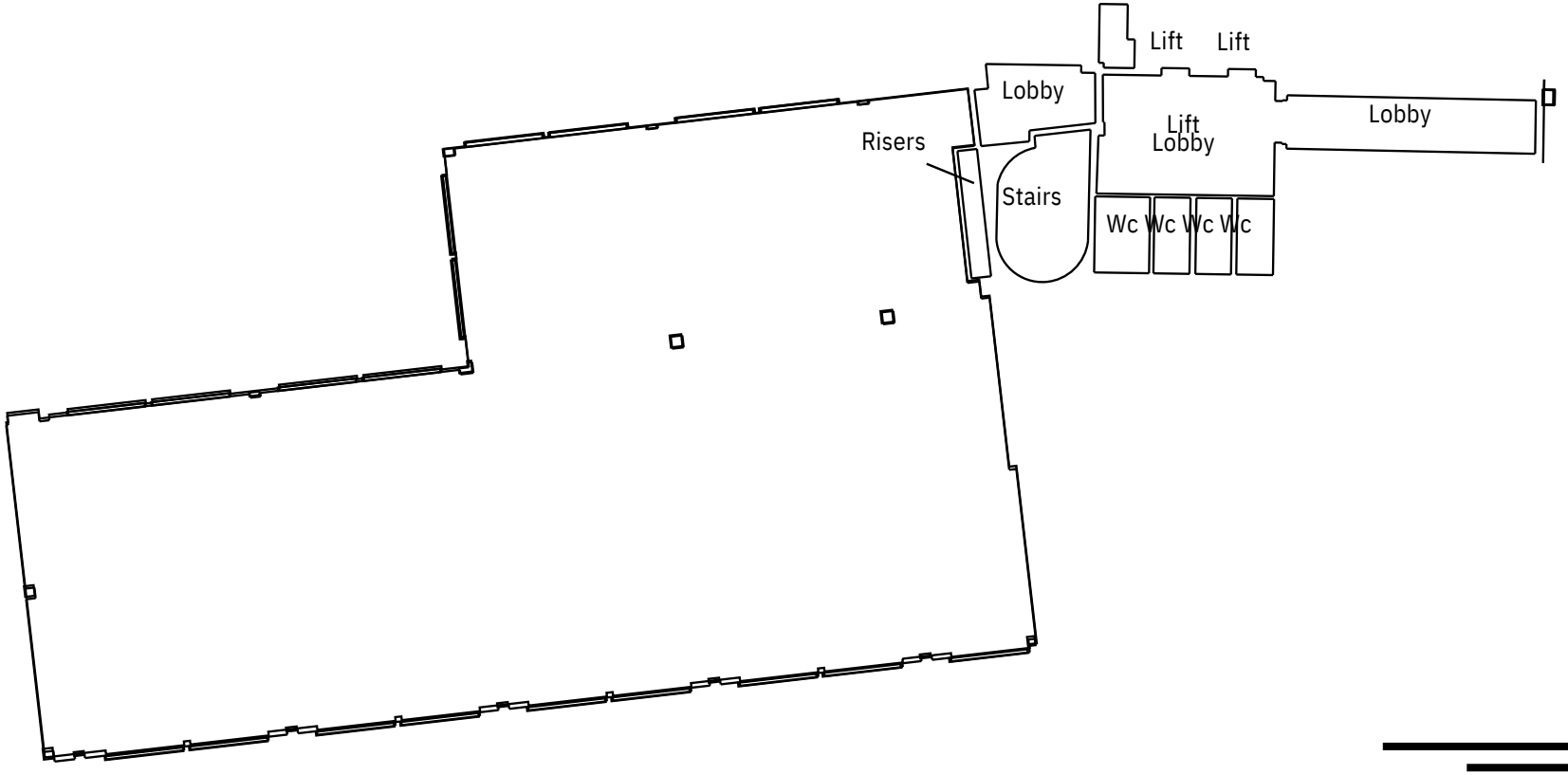
LOCATED IN CENTRAL LONDON

The Connection, 198 High Holborn sits at the crossroads of five established London sub-markets: Covent Garden, Holborn, Soho, Fitzrovia and Bloomsbury. The location benefits from outstanding transport connectivity, plentiful green spaces, a rich heritage, and an unrivalled mix of retail, leisure and cultural amenities.

The Connection is situated on the south side of High Holborn with its entrance positioned between the Hoxton Hotel and the Grade II listed Holborn Town Hall. The area is enriched by the Covent Garden piazza, numerous theatres, boutique shops and 5-star hotels, alongside a vibrant arts scene, fine dining and cultural icons such as the Royal Opera House, the British Museum and Seven Dials.

To the north of High Holborn lies Bloomsbury, known for its prestigious academic and medical institutions.

Floor Plan



NOT TO SCALE

FURTHER INFORMATION

LEASE

The accommodation is available by way of a flexible 6 to 12-month licence, presenting an excellent opportunity for occupiers requiring high-quality fitted office space on a short-term basis while the landlord progresses a wider refurbishment programme of the building.

POSSESSION

Upon completion of legal formalities.

LEGAL COSTS

Each party is to be responsible for their own legal costs.

EPC

63C

VAT

The property is elected for VAT.

FLOOR PLANS

Available on request.

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ROBERT IRVING BURNS

Misrepresentation Act 1967.
These particulars are intended only to give a fair description of the property and do not form the basis of a contract or any part thereof.
These descriptions and all other information are believed to be correct but their accuracy is in no way guaranteed. August 2026.