

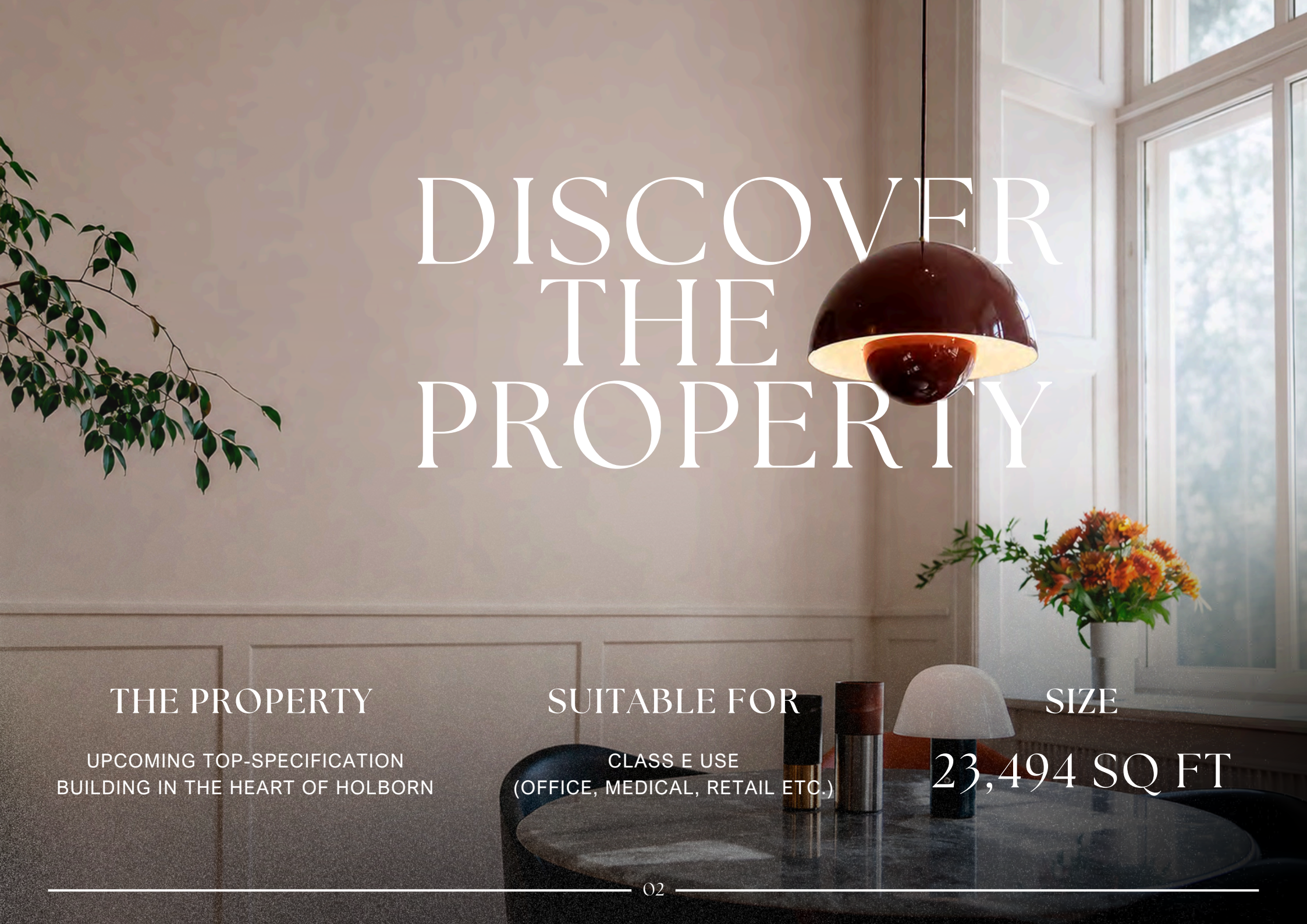
· A STATE-OF-THE-ART BUILDING IN THE HEART OF HOLBORN ·

THE CONNECTION

198 HIGH HOLBORN
LONDON
WC1

RIB

ROBERT IRVING BURNS

A modern interior scene featuring a large red pendant lamp hanging over a dark, reflective table. On the table are several objects: a black and gold cylindrical container, a silver cylindrical container, and a white dome-shaped lamp. In the background, a large window with white frames looks out onto a green landscape. A vase of orange and yellow flowers sits on the windowsill. A green plant branch hangs from the top left corner. The wall is a light beige color with a subtle pattern.

DISCOVER THE PROPERTY

THE PROPERTY

UPCOMING TOP-SPECIFICATION
BUILDING IN THE HEART OF HOLBORN

SUITABLE FOR

CLASS E USE
(OFFICE, MEDICAL, RETAIL ETC.)

SIZE

23,494 SQ FT



Please note that the images below are CGIs provided for indicative purposes only.



Leicester Square

The Lightbox

Centre Point

Oxford Circus

Charing Cross

125 Shaftesbury Avenue

Tottenham Court Road

The Fitzrovia

Hudson's House

Covent Garden

Seven Dials

The Earnshaw

The Outernet

Space House

The Acre

Grainhouse

Central St Giles

The Post Building

21 Bloomsbury Street

The British Museum

180 Strand

Aldwych House

London School of Economics
and Political Science

1 New Oxford Street

Hoxton Hotel

Bloomsbury Square Garden

61 Aldwych

Royal Courts of Justice

Africa House

Holborn

Victoria House

Lincoln's Inn Fields

THE
CONNECTION

University of the
Arts London

Red Lion Square

North Lawn Gardens

Mid City Place



LOCATION

A vibrant destination offering outstanding amenities.

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.

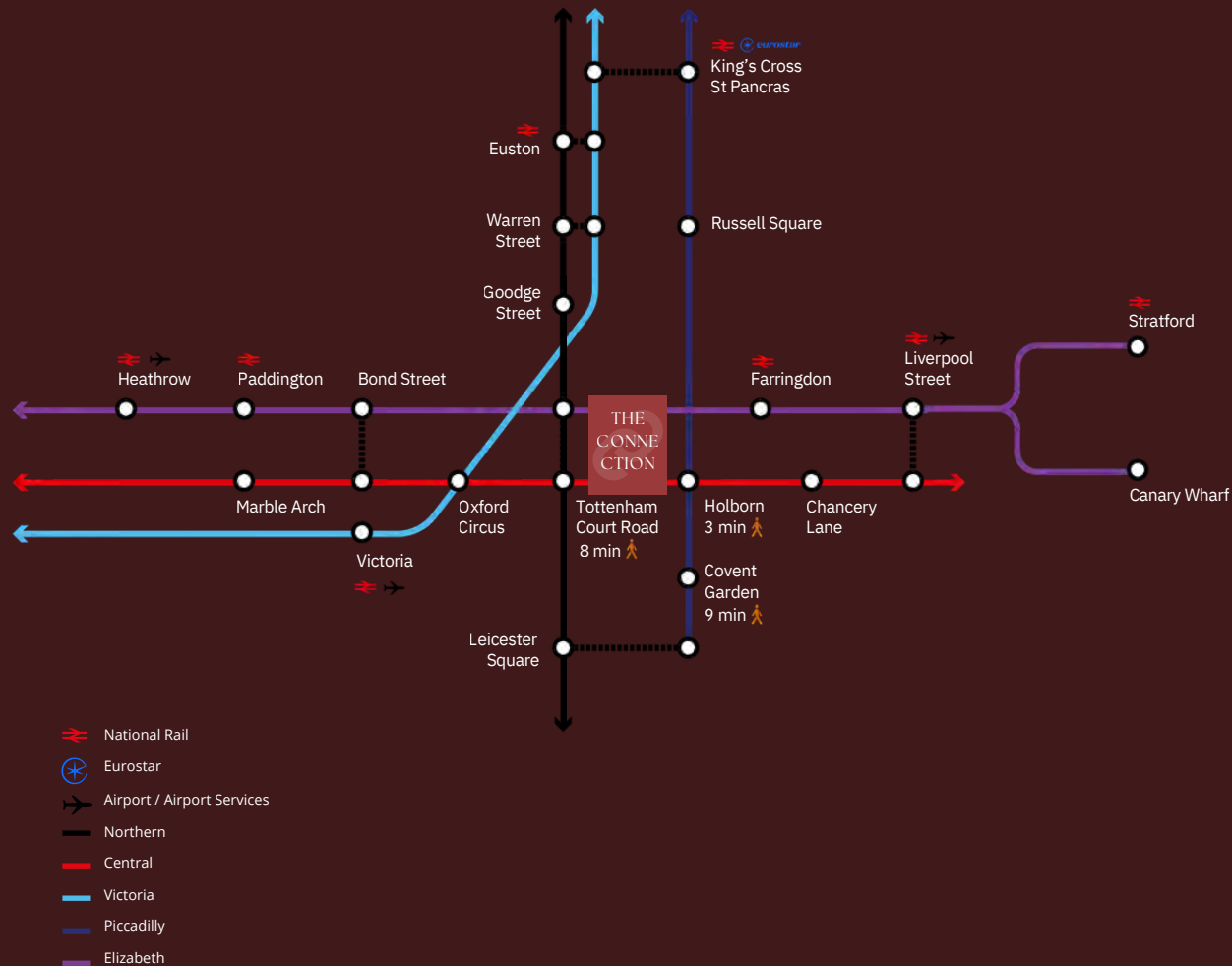
The Connection is situated on the south side of High Holborn with its entrance positioned between the Hoxton Hotel and the Grade II listed Holborn Town Hall. The area is enriched by the Covent Garden piazza, numerous theatres, boutique shops and 5-star hotels, alongside a vibrant arts scene, fine dining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

CONNECTIVITY

The Connection benefits from the highest possible Public Transport Accessibility rating of 6b and is less than ten minutes' walk to three key stations at Tottenham Court Road, Covent Garden and Holborn.

National and international rail connections include King's Cross St Pancras, Euston and Charing Cross train stations, all accessible within a 15-minute journey of the property.



A STATE-OF-THE-ART REFURBISHMENT IN THE HEART OF HOLBORN

The property is scheduled to undergo a comprehensive, state-of-the-art refurbishment towards the end of 2027, repositioning the building to provide high-quality, contemporary office accommodation designed around the requirements of the modern occupier.

The proposed transformation will create a distinctive headquarters environment, combining the building's existing architectural character with a modern specification tailored to the evolving needs of businesses.

Importantly, the landlord is prepared to take a collaborative and flexible approach to the refurbishment, working alongside an incoming occupier to shape the design, finishes and specification around their particular operational and occupational requirements.

For parties able to commit at an early stage, this presents an opportunity to influence the building's transformation before the refurbishment specification is finalised.

From workplace configuration and finishes through to amenity, technology and occupational requirements, the landlord is prepared to explore a specification tailored to the needs of the incoming occupier.

This creates an exceptional opportunity to secure the building ahead of the planned works and deliver a genuinely bespoke, state-of-the-art headquarters, rather than adapting to a predetermined specification.

A LANDMARK HEADQUARTERS OPPORTUNITY IN THE HEART OF HOLBORN

The building presents a rare opportunity to secure a substantial, self-contained headquarters in the heart of Holborn, combining distinctive architectural features, flexible accommodation and excellent connectivity within one of Central London's most established commercial locations.

With its attractive landscaped approach, impressive glazed connections and accommodation arranged across six levels, the property offers a unique headquarters environment with considerable scope for an occupier to establish its own identity.



A DISTINCTIVE ARRIVAL

The principal approach from High Holborn is via Dragon Yard, an attractive, self-contained landscaped walkway, partially covered by an impressive glazed canopy. This provides a distinctive sense of arrival and separation from the bustle of High Holborn, creating an attractive entrance for staff and visitors alike.

A secondary entrance is provided to the rear via Stukeley Street, enhancing the building's accessibility and providing additional flexibility for staff, visitors and day-to-day operations.

*Please note that the images below are CGIs provided for indicative purposes only.

FLEXIBLE, LIGHT-FILLED ACCOMMODATION

The accommodation is arranged across six levels, positioned on either side of a central core and linked by an impressive glazed walkway.

Office floor plates range from approximately 971 sq ft to 3,872 sq ft (90.2 to 359.7 sq m), providing considerable flexibility for a range of occupational layouts.

The accommodation benefits from excellent levels of natural light throughout, while the glazed connections between the different elements of the building create a distinctive architectural character rarely found within conventional office buildings.

The offices are currently presented predominantly in Cat A condition, with the first floor benefiting from an existing fully fitted specification.

A HEADQUARTERS WITH IDENTITY AND FLEXIBILITY

The building's self-contained nature provides an occupier with the opportunity to establish a distinctive corporate identity, with the flexibility to accommodate a range of workplace configurations across its six levels.

Combined with the planned refurbishment and the landlord's willingness to collaborate on the final specification, the property offers an opportunity to create a headquarters that reflects the occupier's brand, culture and operational requirements.

For businesses seeking a substantial London headquarters with identity, flexibility and the ability to influence the finished product, the building represents a compelling opportunity in one of Central London's best-connected commercial locations.

For further information, including the proposed refurbishment specification, availability and quoting rents, please speak to a member of the letting team.





GOOD
PEOPLE
BRIGHTER
SPACES

LOOK AND FEEL
BOHO CHIC

Please note that the images above are CGIs provided for indicative purposes only.



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THE
CONNECTION

- 5 Offices
- 4 Offices
- 3 Offices
- 2 Offices
- 1 Offices
- G Reception

LOOK AND FEEL
**MODERN
HERITAGE**

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Blending subtle hints of Art Deco architectural inspiration with a palette of regal hues, this design seamlessly fuses elegance with contemporary luxury. Rich tones are thoughtfully layered alongside timeless architectural details, creating a sophisticated yet welcoming space where the building's character is elevated by bold, modern design elements.



URBAN RETREAT



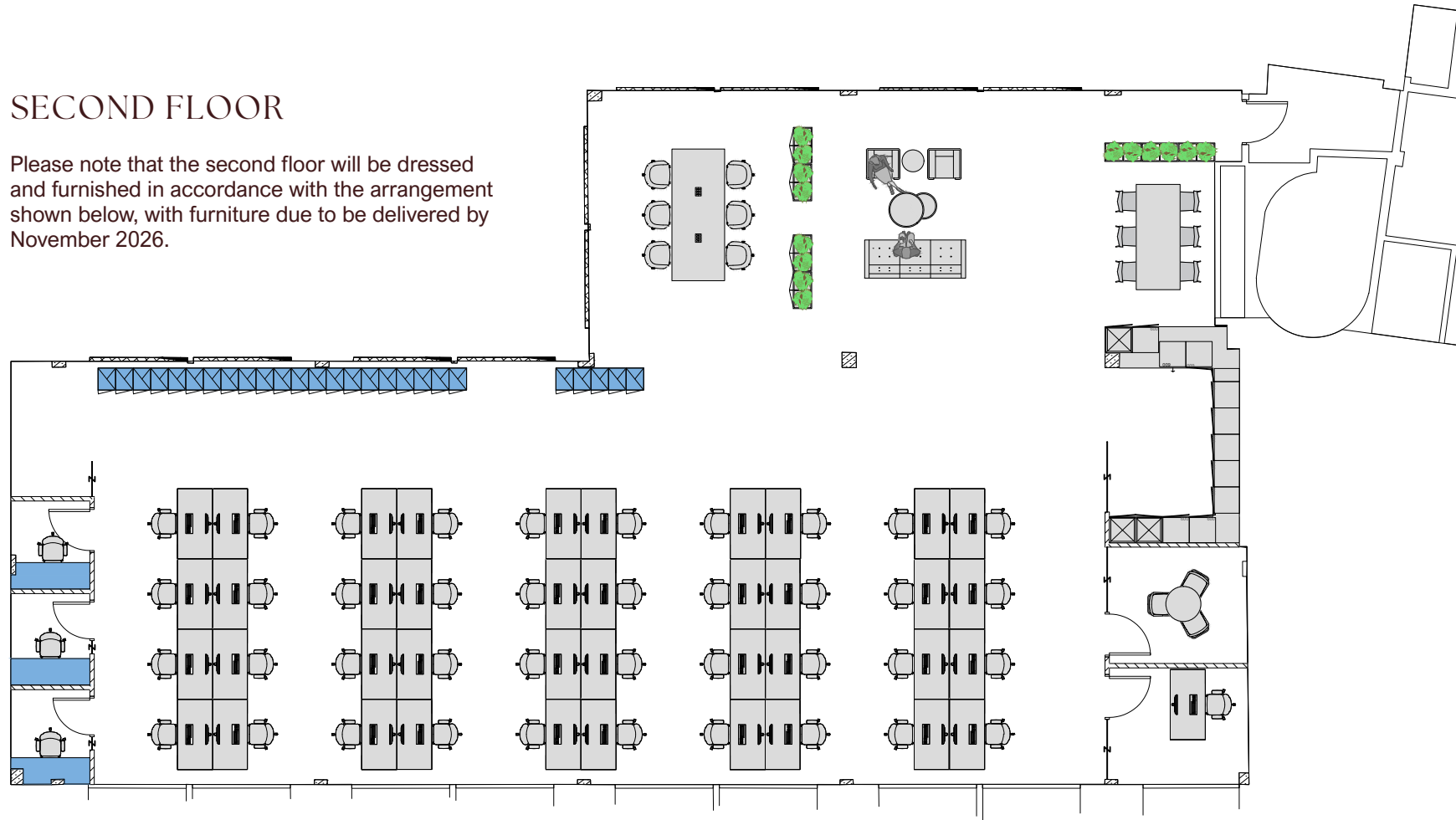
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PROPOSED LAYOUT

SECOND FLOOR

Please note that the second floor will be dressed and furnished in accordance with the arrangement shown below, with furniture due to be delivered by November 2026.



FURNITURE LOOK & FEEL | SECOND FLOOR



Alto Bench Seat



Viga Executive
Desk



Library
Collaboration Table



Axis 2-Person
Bench Desk



Wrapt Coffee
Table



Mono 4-Person
Round Meeting
Table



Club 3 Seat Sofa



Club Armchair



Enzo Task Chair



Wish Side Chair



Ola Meeting Chair



Edyn Mobile
Planter Unit



Connect Open
Shelving

LOOK & FEEL | RECEPTION



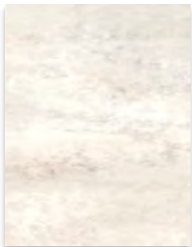
LOOK & FEEL | RECEPTION OPTIONS



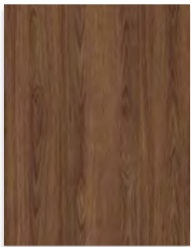
RECEPTION FINISH



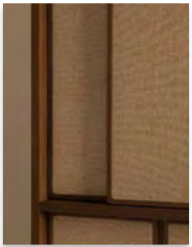
RECEPTION TILING



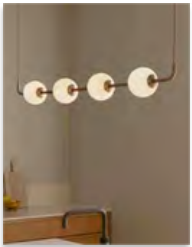
COUNTERTOP FINISH



STORAGE FINISH 01



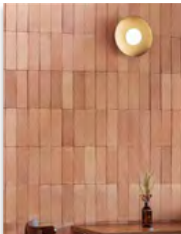
STORAGE FINISH 02



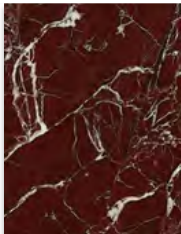
FEATURE LIGHTING



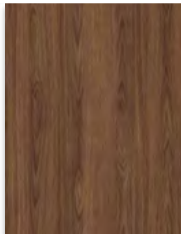
FLOORING



RECEPTION FINISH



COUNTERTOP FINISH



STORAGE FINISH 01



STORAGE FINISH 02



FEATURE LIGHTING



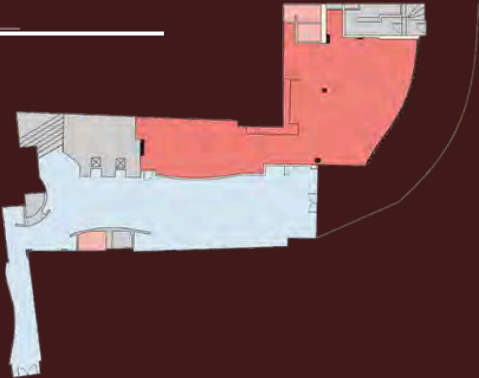
FLOORING



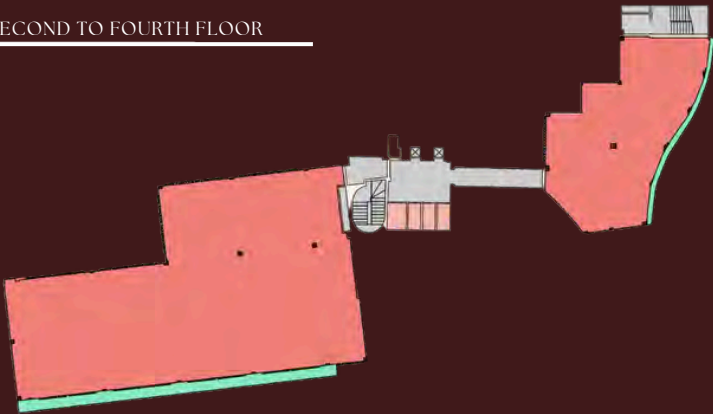
Floor plans & floor breakdown

FLOOR	GROUND FLOOR	FIRST FLOOR	SECOND FLOOR	THIRD FLOOR	FOURTH FLOOR	FIFTH FLOOR	FIFTH FLOOR MEZZANINE	TOTAL
SIZE (SQ.FT.)	1,256	2,037	5,462	5,227	5,159	3,382	948	23,495

GROUND FLOOR



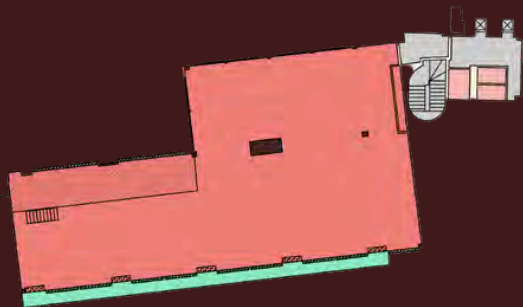
TYPICAL SECOND TO FOURTH FLOOR



FIRST FLOOR



FIFTH FLOOR AND MEZZANINE



STUKELEY STREET

FURTHER INFORMATION

LEASE

New effective Full Repairing and Insuring lease(s) contracted outside the Landlord and Tenant.

Act 1954 is available direct from the landlord for a term to be agreed.

POSSESSION

Subject to redevelopment of the scheme and upon completion of legal formalities.

FLOOR PLANS

Available on request.

VAT

The building is elected for VAT.

EPC

Ground Floor | 88D
First Floor | 44B
Second Floor | 81D
Third Floor | 63C

CONTACT US

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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. September 2026

RIB

ROBERT IRVING BURNS