



TO LET

1,947 SQ FT
(180.88 SQ M)

£52.50 PER SQ FT

**Fitted office of 1,947 sq ft
overlooking an attractive
tree-lined courtyard**

- Solid timber floors
- Comfort cooling
- 3 x meeting rooms
- Fully fitted kitchen
- Attractive courtyard setting
- Perimeter trunking
- On-site building management
- 24 hr access

Summary

Available Size	1,947 sq ft
Rent	£52.50 per sq ft
Rates Payable	£22.38 per sq ft
Rateable Value	£78,500
Service Charge	£10.85 per sq ft
VAT	Applicable
Estate Charge	N/A
EPC Rating	EPC exempt - Listed building

Description

Parts of Staple Inn were originally constructed in the 16th Century and it is a unique office environment, with the buildings arranged around a central, landscaped and cobbled courtyard, with attractive gardens to the rear.

The available unit is on the 2nd floor of No 1-3 Staple Inn, and boasts fantastic natural light with views across the central courtyard and gardens to the rear. The unit is arranged in open plan, with 3 meeting rooms a fully fitted kitchen and has comfort cooling throughout.

Location

The Staple Inn Estate is situated on the south side of the junctions of High Holborn, Gray's Inn Road and Holborn, along the main East-West axis between the City & West End.

It is immediately adjacent to Chancery Lane underground station.

Accommodation

The accommodation comprises of the following:

Name	sq ft	sq m	Tenure	Availability
2nd	1,947	180.88	To Let	Available
Total	1,947	180.88		

Specification

Solid timber floors
Comfort cooling
Kitchen
3 x meeting rooms
Perimeter trunking
Good floor to ceiling height
On-site building management

Viewings

Strictly by appointment through sole agents.

Terms

A new lease is available for a term by arrangement.



Viewing & Further Information



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