

# To Let

## On the instruction of Barclays Bank Plc

403/405 Holloway Road, London, N7 6HL



### Summary

Rent	£130,850 per annum
Rates Payable	£43,008 per annum
EPC	C (73)

### Key points

- Prime opportunity

### Description

The building is a two storey property on a prominent corner in Holloway. The ground floor consists of an open banking hall with offices located to the rear with strong rooms in the basement.

### Location

The property occupies a prominent cornering position fronting Holloway Road, with a return frontage onto Parkhurst Road. Nearby occupiers include Lidl, Carpetright, Three and B&Q.

### Accommodation

The accommodation comprises the following areas:

Description	sq ft	sq m
Ground Floor	6,727	624.96
Basement	949	88.16
<b>Total</b>	<b>7,676</b>	<b>713.12</b>

### Terms

The property is let by way of a lease expiring 23rd June 2033. Available by way of an assignment. A new lease might be available by the landlord. The lease is within the Landlord & Tenant Act 1954.

### Legal Costs

Each party to bear their own associated legal costs.

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#### Roger Kemp

07887 554405  
roger.kemp@jll.com

#### Gabbie Spelman

+44 7707 164917  
Gabbie.Spelman@jll.com



50 metres

Experian Goad Plan Created: 16/06/2022  
Created By: Jones Lang LaSalle Ltd

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