



Lower Ground

10 Great Turnstile, London, WC1V 7JU

Opportunity to acquire a LG floor currently fitted as a dance studio close to Lincoln's Inn Fields.

1,719 sq ft

(159.70 sq m)

- Fitted dance studio with sprung dance floor
- Newly refurbished reception
- Passenger Lift
- WC's and changing rooms on the LG floor
- The space would also work well for medical, healthcare or leisure uses
- Opportunity to have self contained entrance

Lower Ground, 10 Great Turnstile, London, WC1V 7JU

Summary

Available Size	1,719 sq ft
Rent	£35 per sq ft
Rates Payable	£9.72 per sq ft
Service Charge	£10.47 per sq ft
EPC Rating	D

Description

The property is situated within a walkway which is prominently adjacent to High Holborn and is a stone's throw away from the fantastic hidden gem that is Lincoln's Inn Gardens and Lincoln's Inn Fields, which is one of the largest public squares in Central London.

Location

10 Great Turnstile benefits from excellent transport connectivity being less than 300m from Chancery lane and Holborn stations. Farringdon station is also within a 10 minute walk, which provides access to the Elizabeth line, connecting you to Heathrow to the West and Canary Wharf to the East.

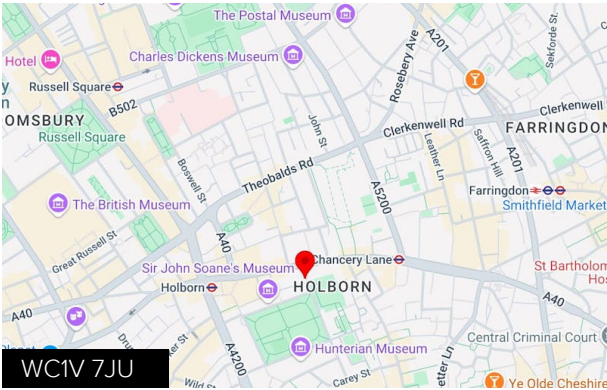
Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Lower Ground	1,719	159.70	Available
Total	1,719	159.70	

Terms

Available via a new lease direct from the landlord for a flexible term to be arranged.



Viewing & Further Information



Tomaz Phillips
07767 847 345
tomaz.phillips@nmrk.com

NEWMARK





