



## Kingsgate House, 115 High Holborn, London, WC1V 6JJ

Fitted and Furnished Small Office Suites in a Prime Holborn Location

### Summary

Tenure	To Let
Available Size	10 to 38 Desks
Rent	Please refer to availability table for financial outgoings
Service Charge	Incl In Rent
Business Rates	Incl in Rent
EPC Rating	Upon enquiry

### Key Points

- Managed Solutions, which include:
- Cleaning x5 Hours (Per Week)
- 2x Data Ports (Per Desk)
- New key point...
- Internet 100 Mbps (upgrade availability to 500 Mbps)
- Dilapidations / Reinstatement
- All Utilities and Local Taxes

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Business Rates	Incl in Rent
Service Charge	Incl In Rent
VAT	Applicable
EPC Rating	Upon enquiry

## Description

Kingsgate House offers economic, open plan office accommodation on its own floor opposite Holborn Underground Station.

## Location

Holborn offers unrivalled local amenities with numerous restaurants and retailers within a short walk on High Holborn and Kingsway.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Monthly Rent	Availability
6th	850	78.97	£5,250	Available
5th	1,190	110.55	£8,000	Available
1st	1,190	110.55	£8,000	Available
Total	3,230	300.07		

## Specification

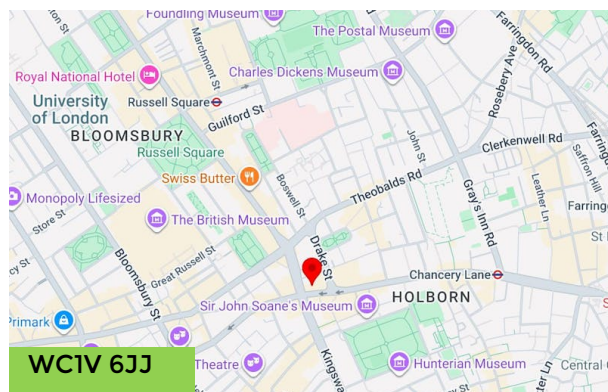
Fully Furnished & Fitted  
Max of 10 desks  
6 person Agile Work Stations  
1 x 4 Person Meeting Room  
Kitchenette

## Viewings

By appointment only via sole agents, Kinney Green

## Terms

A new lease from the Landlord, for a term by arrangement



## Viewing & Further Information

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