Lincoln's Inn

1 New Square, London, WC2A 3SA



TO LET

1,133 TO 2,351 SQ FT

(105.26 TO 218.42 SQ M)

£85,000 - £173,300 PER ANNUM

A rare opportunity to secure period style offices overlooking one of London's finest garden squares, within historic Lincoln's Inn

- Cellular space, suitable for occupation by firms of lawyers or barristers' chambers
- Beautiful outlook, with views across the garden square
- Panelled walls, fireplaces and a host of period features
- Kitchenette (2nd floor)
- Independent thermostatically-controlled electric heating
- Fully carpeted
- On-site management
- Cycle racks within the confines of The Inn

galepriggen.co.uk
020 7404 5043

Summary

Available Size	1,133 to 2,351 sq ft
Rent	£85,000 - £173,300 per annum
Business Rates	N/A
Service Charge	Details upon application
VAT	Not applicable
EPC Rating	EPC exempt - Listed building

Description

The premises comprise of two suites of offices, which can be taken together or separately, arranged as follows:

3rd floor - five separate rooms, approached via an attractive entrance hall.

2nd floor - four separate rooms, entrance hall and kitchenette.

The accommodation is accessed via an attractive, wide timber staircase, and there are wc facilities and a shower on the 3rd floor.

Note: An adjoining duplex (2nd & 3rd) suite extending to 706 sq ft, and a further suite on the 2nd floor south comprising 856 sq ft are also currently being marketed; taken in combination, this could provide a total of up to 3,913 sq ft, arranged as 15 rooms of varying sizes.

Location

Lincoln's Inn is situated in the very heart of Holborn, between Lincoln's Inn Fields and Chancery Lane, immediately north of the Royal Courts of Justice.

By separate arrangement, the Lincoln's Inn Estate offers an impressive range of amenities, including elegant on-site event spaces, landscaped gardens, the MCR Restaurant & Bar, a library, and the Great Hall.

Chancery Lane station is within 5 minutes' walk, and both Holborn and Temple underground stations are close by. Farringdon, with Cross rail connections via the Elizabeth Line, as well as Mainline & Thameslink services is within 15 minutes' walk.

Accommodation

The accommodation comprises of the following areas:

Name	sq ft	sq m	Availability
3rd - North	1,218	113.16	Available
2nd - North	1,133	105.26	Available
Total	**2,351**	**218.42**	

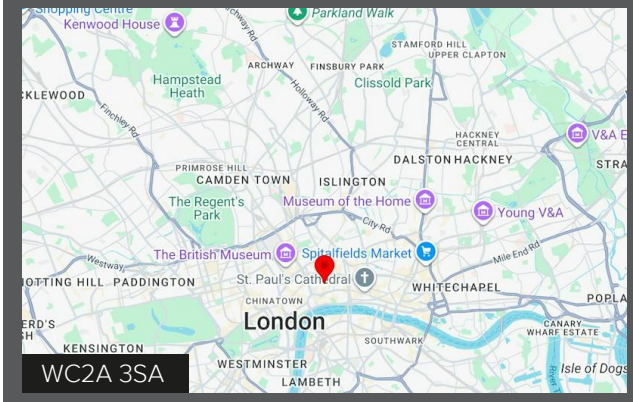
Viewings

Strictly by prior appointment with landlord's sole agents, Gale Priggen & Co: 020 7404 5043

Terms

The property has a user restriction which only permits occupation by firms of lawyers or as barristers' chambers.

A new lease/s is available for a term by arrangement, direct from the landlord.









Viewing & Further Information



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