



TO LET

1,617 SQ FT
(150.22 SQ M)

£46.40 PER SQ FT

Self-contained G & L/G floor
unit to let 1,617 sq ft

- Solid timber floors

- Comfort cooling

- Fully fitted kitchen

- 2 x meeting rooms

- Attractive courtyard setting

- Perimeter trunking

- Own WC's

- Own shower

Summary

Available Size	1,617 sq ft
Rent	£46.40 per sq ft
Rates Payable	£21.95 per sq ft
Rateable Value	£61,500
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 comprises the Gnd & L/G floor of No 1-3 Staple Inn, and boasts fantastic natural light with views across the central courtyard and comfort cooling. The unit is arranged predominantly in open plan at ground floor level with 2 meeting rooms, a fully fitted kitchen, M & F WC's and shower are located at L/G floor level.

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
Ground	1,186	110.18	To Let	Available
Lower Ground	482	44.78	To Let	Available
Total	1,668	154.96		

Specification

Solid timber floors

Comfort cooling

Kitchen

Own WC's

Shower

Perimeter trunking

Good floor to ceiling height

On-site building management

Bike racks

24 hr access

Viewings

Strictly by appointment through sole agents.

Terms

A new lease is available for a term by arrangement.



Viewing & Further Information



Clarke Buxton

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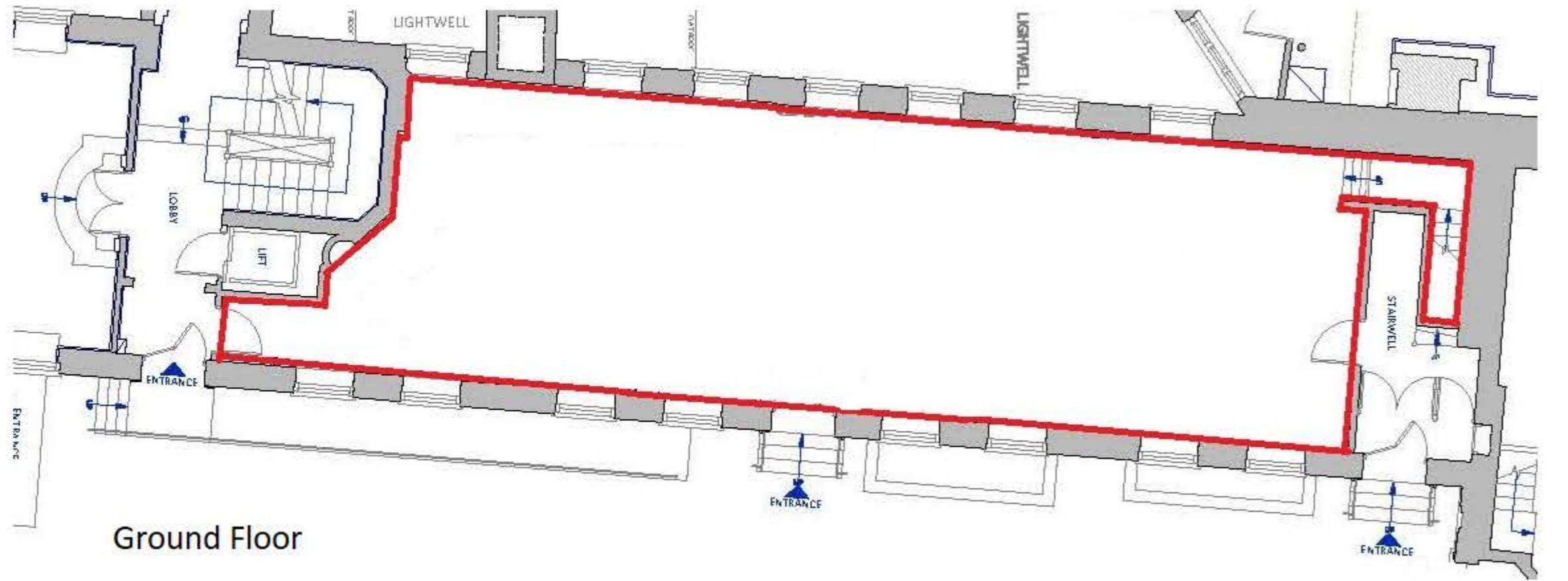
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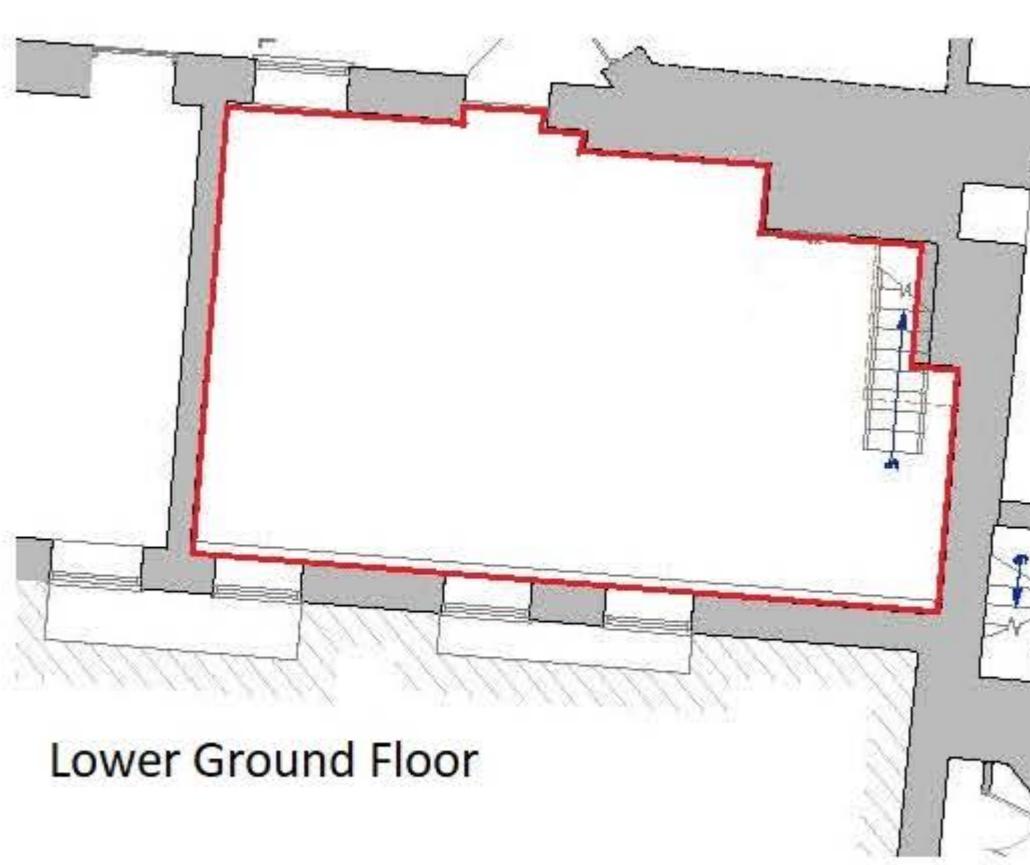
tpg@galepriggen.co.uk

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Ground Floor



Lower Ground Floor