



TO LET

900 SQ FT
(83.61 SQ M)

£42.50 PER SQ FT

****New Instruction** Office
to let in the South Building
of the Staple Inn Estate
WC1 - 900 sq ft**

- Flexible lease
- Original timber floors
- Period features
- Excellent floor to ceiling height
- Frontage onto pedestrian walkway

Summary

Available Size	900 sq ft
Rent	£42.50 per sq ft
Rates Payable	£19.03 per sq ft Estimated
Rateable Value	£33,000
Service Charge	£7.50 per sq ft
Car Parking	N/A
VAT	Applicable
Estate Charge	N/A
EPC Rating	EPC exempt - Listed building

Description

The unit is configured to provide a large open plan office, benefits from original period features, timber floors and good natural light. The unit is on the ground floor level with good frontage onto Staple Inn Buildings, so it may be of interest to a variety of users.

Location

The property is situated within the Staple Inn Estate, on the south side of High Holborn, opposite the junction with Gray's Inn Road, and immediately adjacent to Chancery Lane underground station.

Accommodation

The accommodation comprises of the following

Name	sq ft	sq m	Availability
Ground - Pt Gnd	900	83.61	Available
Total	900	83.61	

Specification

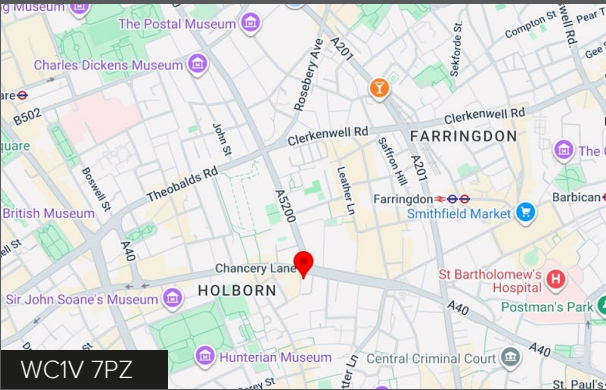
- Newly decorated
- Original timber floor
- Period features
- Frontage onto Staple Inn Buildings
- Entryphone
- On-site building manager

Viewings

By appointment through sole letting agents.

Terms

New flexible short form of lease is available for a minimum term of 12 months.



Viewing & Further Information



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