



TO LET

472 SQ FT
(43.85 SQ M)

£42.50 PER SQ FT

A small cellular office to let
in WC1

- Period features
- Original timber floors
- Currently configured to provide 3 separate consulting rooms
- Flexible lease terms available
- Tea Point

Summary

Available Size	472 sq ft
Rent	£42.50 per sq ft
Rates Payable	£19.79 per sq ft
Rateable Value	£18,000
Service Charge	£6.85 per sq ft
Car Parking	N/A
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	EPC exempt - Listed building

Description

Small cellular office to let 472 sq ft available on flexible lease terms from 6 months upwards.

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	472	43.85	Available
Total	472	43.85	

Specification

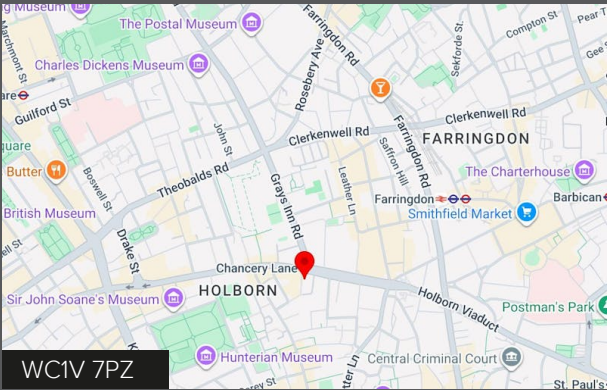
- Period features
- Original timber floors
- Configured into 3 separate consulting rooms
- Entryphone
- On-site building manager

Viewings

By appointment through sole letting agents.

Terms

A new flexible short form of lease is available for a minimum term of 6 months.



Viewing & Further Information



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