



## Marlborough Court

18 Holborn, London, EC1N 2LE

**Prime midtown 'Class E' unit  
arranged over two floors.**

**5,432 sq ft**  
(504.65 sq m)

- Close proximity to Chancery Lane, Holborn and Farringdon underground stations.
- Adjacent to 'Wasabi', a modern Japanese style Sushi and Bento restaurant.
- Option for outdoor seating, subject to licence.

## Summary

<b>Available Size</b>	5,432 sq ft
<b>Business Rates</b>	£67,280 from 1st April 2024. Interested parties are advised to make their own enquiries.
<b>Service Charge</b>	Available upon request.
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	Upon enquiry

## Description

The unit is arranged over the ground and basement. The ground floor is a large open rectangular shape with no columns and has space for storage at the rear. The basement historically had a kitchen, male and female WCs and a large open space for events and dining. Both floors have adequate floor to ceiling heights and would suit a variety of occupiers. The unit has been stripped out and is currently in shell condition. Temporary lighting has been fitted and there is an existing extract system in place.

## Location

The property is located on the south side of Holborn between Chancery Lane and Holborn Circus adjacent to the A40, a main London trunk road, and in close proximity to National Rail Stations/a number of bus stops. It is a two minute walk from Chancery Lane Underground, and within close walking distance from Holborn Underground Station and Farringdon.

The site is surrounded by an eclectic mix of restaurants, offices, leisure, and retail occupiers. It is adjacent to a Wasabi, in close proximity to Joe and The Juice, Bounce Farringdon, Amazon Fresh, Wagamama, McDonald's and a neighbourhood inspired hotel, The Hoxton.

## Quoting Rent

£150,000 pax.

## Accommodation

The accommodation comprises the following approximate floor areas:-

Name	sq ft	sq m
Ground	2,002	185.99
Basement	3,230	300.08
<b>Total</b>	<b>5,232</b>	<b>486.07</b>

## Terms

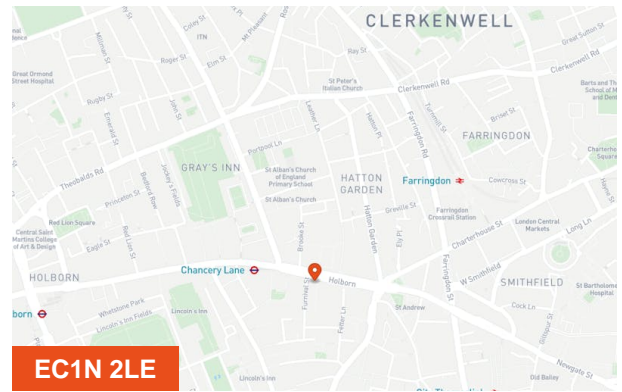
The property is available by way of a new full repairing and insuring lease for a term to be agreed.

## Use

Class E under the Town and Country Planning (Use Classes) Order 2020.

## Legal Costs

Each party is to be responsible for their own legal and professional cost incurred upon any transaction.



EC1N 2LE

## Viewing & Further Information

### Victoria Perkins

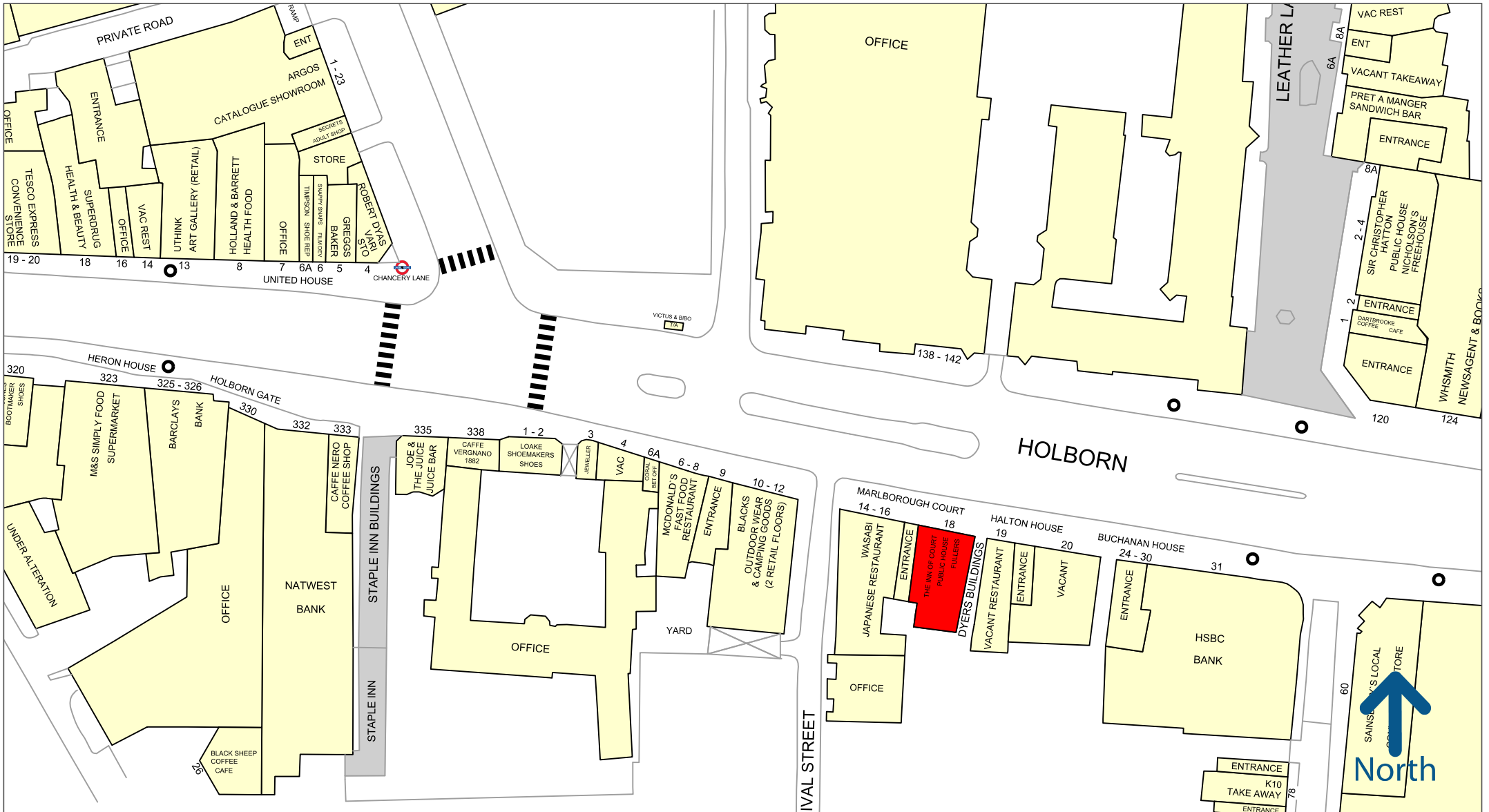
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50 metres

Experian Goad Plan Created: 05/12/2022

Created By: Hartnell Taylor Cook LLP

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