

TO LET - OFFICE

322 HIGH HOLBORN

WC1V 7PB



Key Highlights

- 3,944 to 11,338 sq ft
- New landlord CAT B fit-out
- Car parking available
- Manned reception
- Bicycle storage, showers and lockers
- New lease available direct with landlord

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Description

322 High Holborn comprises a mixed use building arranged over eight floors, providing retail space on the ground floor and office accommodation over the upper 7 floors. The part 7th floor (west) is available with a new Landlord CAT B fit out, including 36 Open plan desks, 1 x 5-person meeting room, 1 x 12-person meeting room and a spacious kitchen/ breakout area. The Second floor is available in a fully fitted condition

Location

322 High Holborn is located in the heart of Central London, on the south side of High Holborn approximately 40 metres from Chancery Lane Station and 500 metres from Holborn underground.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
7th - Part 7th (West)	3,944	366.41	Available
2nd	7,394	686.93	Under Offer
Total	11,338	1,053.34	

Specification

- 3,944 sq ft
- New CAT B fit out in situ
- Air conditioning
- 3 passenger lifts
- Manned Reception
- Bicycle storage, showers and lockers – 84 cycle racks, 96 lockers, 7 showers, and Cycle repair stand.
- Car parking available

Terms

A new lease for a term to March 2027.

Rent £39.50psf

Rates £22.88psf

Service Charge: £21.90psf



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