



## 14-18 Holborn

London, EC1N 2LE

**Prominent building with a newly refurbished top floor CAT B office suite and a terrace available Q1 2024.**

**1,480 sq ft**  
(137.50 sq m)

- Panoramic views over the City.
- Newly refurbished contemporary reception.
- Bespoke fitted kitchen.
- Modern office lighting.
- Newly decorated WCs and Common Parts.
- Secure bike storage with showers and lockers.

## Summary

<b>Available Size</b>	1,480 sq ft
<b>Rent</b>	£69.50 per sq ft
<b>Rates Payable</b>	£23.36 per sq ft 2023 valuation
<b>Rateable Value</b>	£65,000
<b>Service Charge</b>	£12.50 per sq ft
<b>EPC Rating</b>	Upon enquiry

## Description

A newly completed full refurbishment that has delivered a CAT B office suite on the top floor with a terrace. Accessed through a recently refurbished reception area. Finishes include new flooring and kitchenette, LED office lighting, refurbished WC's and other common parts. Specification details can be provided upon request.

## Location

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

## Accommodation

The accommodation comprises of the following areas:-

Name	sq ft	sq m
5th	1,480	137.50
<b>Total</b>	<b>1,480</b>	<b>137.50</b>

## Specification

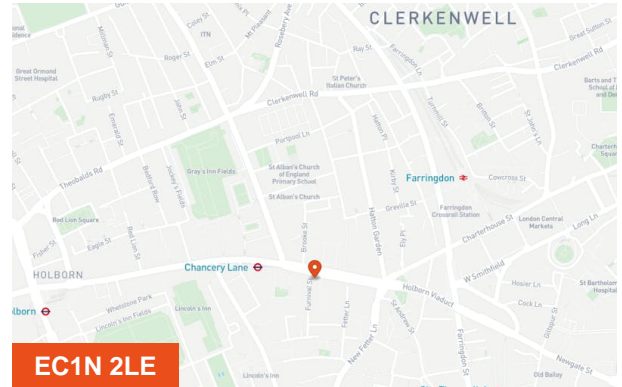
- Fully fitted.
- Air Conditioning.
- Raised Floors.
- Meeting room.
- Terrace.
- Kitchenette.
- Modern office lighting.
- On-site reception staff.
- Secure bike storage.
- Showers and lockers.

## Viewings

Viewings are to be arranged through Hartnell Taylor Cook or our joint agents GN2.

## Terms

New lease available for a term to be agreed.



## Viewing & Further Information

### Victoria Perkins

0207 788 3825 | 07435 949 560  
victoria.perkins@htc.uk.com

### James Proctor

020 7491 7323 | 07779 789957  
james.proctor@htc.uk.com

### Jack Hopkins

07721192547  
jack.hopkins@htc.uk.com