



TO LET

610 SQ FT

(56.67 SQ M)

£50 PER SQ FT

The Staple Inn Estate is a highly visible, distinctive group of properties, conveniently situated immediately adjacent to Chancery Lane Stn

- Comfort cooling
- Flexible leasing terms
- Gas C/H
- Attractive courtyard setting
- Perimeter trunking
- On-site building management
- Bike racks
- 24 hr access

Summary

Available Size	610 sq ft
Rent	£50 per sq ft
Rates Payable	£20.47 per sq ft
Rateable Value	£22,500
Service Charge	£8.31 per sq ft
VAT	Applicable
Estate Charge	N/A
EPC Rating	EPC exempt - Listed building

Description

Parts of Staple Inn were originally constructed in the 16th Century and it is a unique office environment, with the buildings arranged around a central, landscaped and cobbled courtyard, with attractive gardens to the rear.

The available unit is on the raised groundnd floor of No 9 Staple Inn, and boasts fantastic natural light with views over both the courtyard and gardens to the rear. The unit is predominantly open plan.

Location

The Staple Inn Estate is situated on the south side of the junctions of High Holborn, Gray's Inn Road and Holborn, along the main East-West axis between the City & West End.

It is immediately adjacent to Chancery Lane underground station.

Accommodation

The accommodation comprises of the following:

Name	sq ft	sq m	Tenure	Availability
Ground	610	56.67	To Let	Available
Total	610	56.67		

Specification

Comfort cooled
Perimeter trunking
On-site building management

Viewings

Strictly by appointment through sole agents.

Terms

A new lease is available for a term by arrangement.



Viewing & Further Information



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