



# To Let

**Offices available to sub-lease from 9,787 sq ft**

- High quality fitted space
- Showers, Lockers & Cycle racks
- Double height reception with digital screen
- 5 passenger lifts
- New VRF Air conditioning

## **98 Theobalds Road**

London, WC1X 8WB

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**9,722 sq ft**

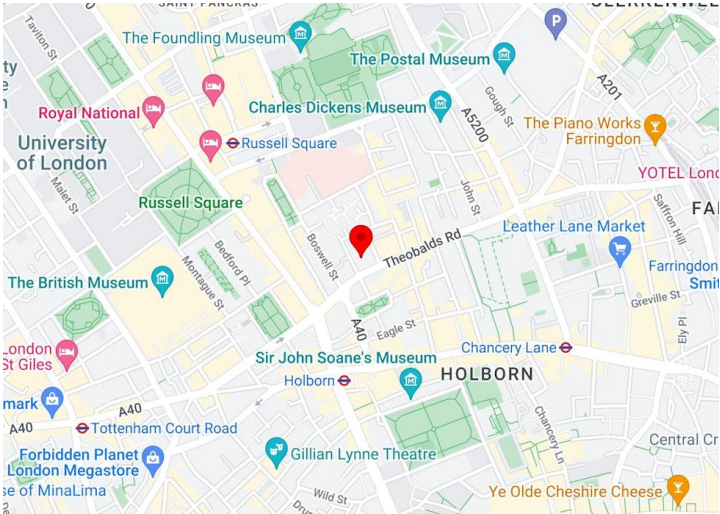
903.20 sq m

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**Reference: #141285**

# 98 Theobalds Road

London, WC1X 8WB



## Summary

Available Size	9,722 sq ft / 903.20 sq m
Rent	£65 per sq ft Quoting Blend
Rates Payable	£22 per sq ft
Service Charge	£18.40 per sq ft Estimated
Estate Charge	N/A
EPC	B (42)

## Description

98 Theobalds Road offers best in class fitted office space within a HQ building full of amenity. Comprehensively refurbished and fitted in late 2019, the building is accessed through a double height reception leading through to 5 lifts serving all floors. There is a light filled central atrium from level 2 to 9 with a feature staircase linking all floors. Level 2 will also be fitted out as a communal break out space.

The floors provide mixture of open plan and meeting rooms spaces with multi tea points and SER rooms throughout the building. The 1st floor is currently fitted a meeting room suite and the 9th floor as a lounge area. The building also benefits from cycle racks and modern end of trip facilities.

The property is available through an assignment of the whole with the current lease expiring in September 2034 with a rent review in September 2024 subject to a min increase to £62.25 psf.

Alternatively the space is available by way of sub-leases on a floor by floor basis from a minimum of 9,787 sq ft and upwards.

## Location

98 Theobalds Road benefits from an enviable location being situated in the bustling sub-market of Midtown. Positioned in the center of Holborn, Russell Square and Chancery Lane underground stations, the property has immediate access to Piccadilly and Central tube lines. Farringdon station and the Circle, Metropolitan and Hammersmith & City lines lie within easy walking distance.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
9th	5,332	495.36	Let
8th	7,834	727.80	Let
7th	9,722	903.20	Available
6th	12,165	1,130.17	Let
5th	15,013	1,394.75	Let
4th	15,893	1,476.51	Let
3rd	16,295	1,513.86	Occupied
2nd	14,461	1,343.47	Occupied
1st	14,687	1,364.47	Let
Ground - PT G	12,000	1,114.84	Let
<b>Total</b>	<b>123,402</b>	<b>11,464.43</b>	

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