



**Lambert
Smith
Hampton**

020 7198 2000

To Let

Office Property

Modern, media style offices

Kingsbourne House, 229 - 231 High Holborn, WC1V 7DA



- 1,153 - 4,225 Sq Ft (107 - 393 Sq M)
- Less than 1 minutes walk from Holborn station
- Prime Midtown location
- Fully fitted, media style space

Lambert Smith Hampton

United Kingdom House, 180 Oxford Street, London W1D 1NN T +44 (0)20 7198 2000

Kingsbourne House, 229 - 231 High Holborn, WC1V 7DA

Location



229 - 231 High Holborn is located on the southern side of High Holborn, in the heart of Midtown. The area benefits from a number of restaurants, cafes & convenience stores.

The property also benefits from excellent transport links being located adjacent to Holborn Underground Station.

Description

The property which is of masonry construction, has undergone refurbishment in recent years, and benefits from the following amenities:

- Exposed media style space
- Open plan spaces
- 6 meeting rooms
- Exposed services
- Air conditioning
- Raised floor
- Passenger lift
- Manned reception
- 24/7 access
- Kitchen in situ

Accommodation

The accommodation provides the following floor areas:

Accommodation (NIA)	Sq Ft	Sq M
2nd Floor (Front)	1,153	107.12
2nd Floor (Rear)	3,070	285.18
Total	4,225	392.50

VAT

All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

Legal Costs

Each party to be responsible for their own legal costs incurred in any transaction.

Business Rates

Est £15.99 per sq ft per annum (2017/2018).

Interested parties are advised to make their own enquiries with the Local Authority to verify these.

Terms

Available by way of assignment of the whole until April 2021, at a yearly rent of £193,960 (£45.91 per sq ft). The lease is subject to a rent review and tenants option to break in April 2019. The lease is outside the Landlord and Tenant Act.

Alternatively, the floors are available by way of a sublease until April 2021, subject to a rent review in April 2019. The lease is to be made outside the Landlord and Tenant Act. Rent upon application.

A new lease may also be available on terms to be agreed.

Service Charge

Est £10.50 per sq ft.

Viewing and Further Information

Viewing strictly by prior appointment with the sole agent:

Ty Turner

Lambert Smith Hampton
020 7198 2321
tturner@lsh.co.uk

Glyn Lloyd

Lambert Smith Hampton
020 7198 2305
glloyd@lsh.co.uk

Kingsbourne House, 229 - 231 High Holborn, WC1V 7DA

Meeting rooms



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Open plan space



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Floor plan

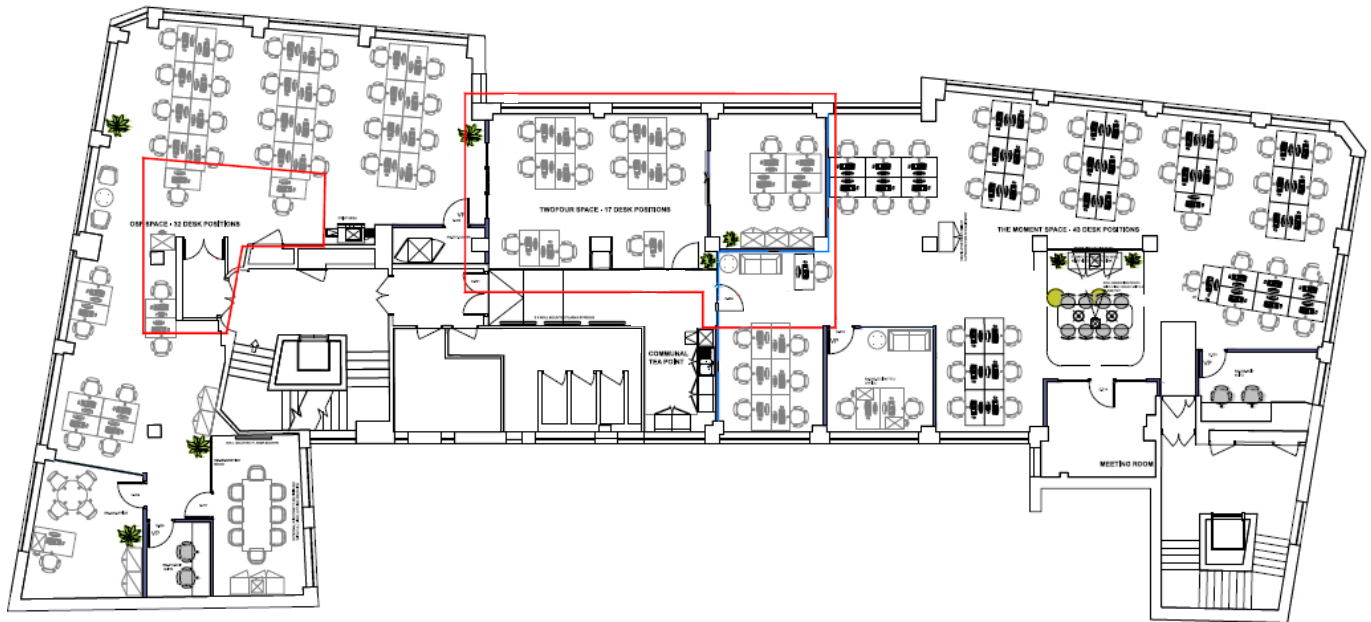


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