

Holborn Tower, 137 – 144 High Holborn Holborn, London, WC1V 6PL



OFFICE TO LET | 2,900 – 30,750 sq ft



**View from the building*

Location

The building is conveniently located in Holborn, close to its boundary with Covent Garden and is surrounded by a variety of shopping and entertainment facilities. Transport links are good with Holborn (Piccadilly and Central lines) underground station within a short walk.


Description

This landmark tower building benefits from amazing natural light and spectacular views over central London. It is currently to be substantially refurbished to a category A specification including remodelled ground floor entrance. The building will be ready for occupation by August 2017 and is available on a floor by floor basis. Please note that the floor areas are approximate and subject to measurement once works have completed.

Floor Areas

Floor	sq ft	sq m	Availability
11th Floor	1,150	106.8	Under Offer
10th Floor	2,900	269.4	May 2017
9th Floor	2,900	269.4	August 2017
8th Floor	2,900	269.4	June 2017
7th Floor	2,900	269.4	June 2017
6th Floor	3,000	278.7	June 2017
5th Floor	3,000	278.7	August 2017
4th Floor	3,000	278.7	June 2017
3rd Floor	3,000	278.7	July 2017
2nd Floor	3,000	278.7	July 2017
1st Floor	3,000	278.7	June 2017
TOTAL (approx.)	30,750	2,856.7	

Rhys Evans, Partner

 020 7025 1393

Rebecca Saxon, Agency Surveyor

 020 7025 1397

Applicants are advised to make their own enquires in respect of all rates payable to local authorities and taxes. We recommend you see www.voa.gov.uk for further information. None of the systems or services in the property have been tested by us to check they are in working order. Interested parties may wish to make their own investigations. All other information provided is for guide purposes and cannot be relied upon.

Subject to Contract April 2017

 020 7025 1390  10 Golden Square London W1F 9JA  41 Lothbury London EC2R 7HG

Holborn Tower, 137 – 144 High Holborn

Holborn, London, WC1V 6PL



OFFICE TO LET | 2,900 – 30,750 sq ft



Terms

Tenure:	Leasehold
Lease:	New lease's direct from the Landlord
Rent:	Upon application
Rates:	Estimated at £21.79 pas pa 2017/18
Service Charge:	Approximately £11.00 psf pax

Amenities

- Being refurbished
- New refurbished reception area
- New air conditioning
- Car parking
- New metal tile raised floor
- New bike storage and showers
- Stunning views
- New WCs
- New recessed lighting

Rhys Evans, Partner

📞 020 7025 1393
📧 revans@monmouthdean.com

Rebecca Saxon, Agency Surveyor

📞 020 7025 1397
📧 rsaxon@monmouthdean.com

Applicants are advised to make their own enquires in respect of all rates payable to local authorities and taxes. We recommend you see www.voa.gov.uk for further information. None of the systems or services in the property have been tested by us to check they are in working order. Interested parties may wish to make their own investigations. All other information provided is for guide purposes and cannot be relied upon.



Monmouth Dean LLP for themselves and for the lessors or vendors of their property whose agents they are, give notice that: (i) These particulars are set out as a general outline only, for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, any other offer of contract. (ii) All descriptions, dimensions, references to condition and necessary permission of use and occupation, and other details are given without responsibility, and any intending purchasers and tenants should not rely on them as statements or representative of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No person in the employment of Monmouth Dean LLP has any authority to make give any representation or warranty whatever in relation to this property. (iv) Unless otherwise stated all rents and prices quoted are exclusive of VAT which may be payable in addition. Subject to contract.

Subject to Contract April 2017