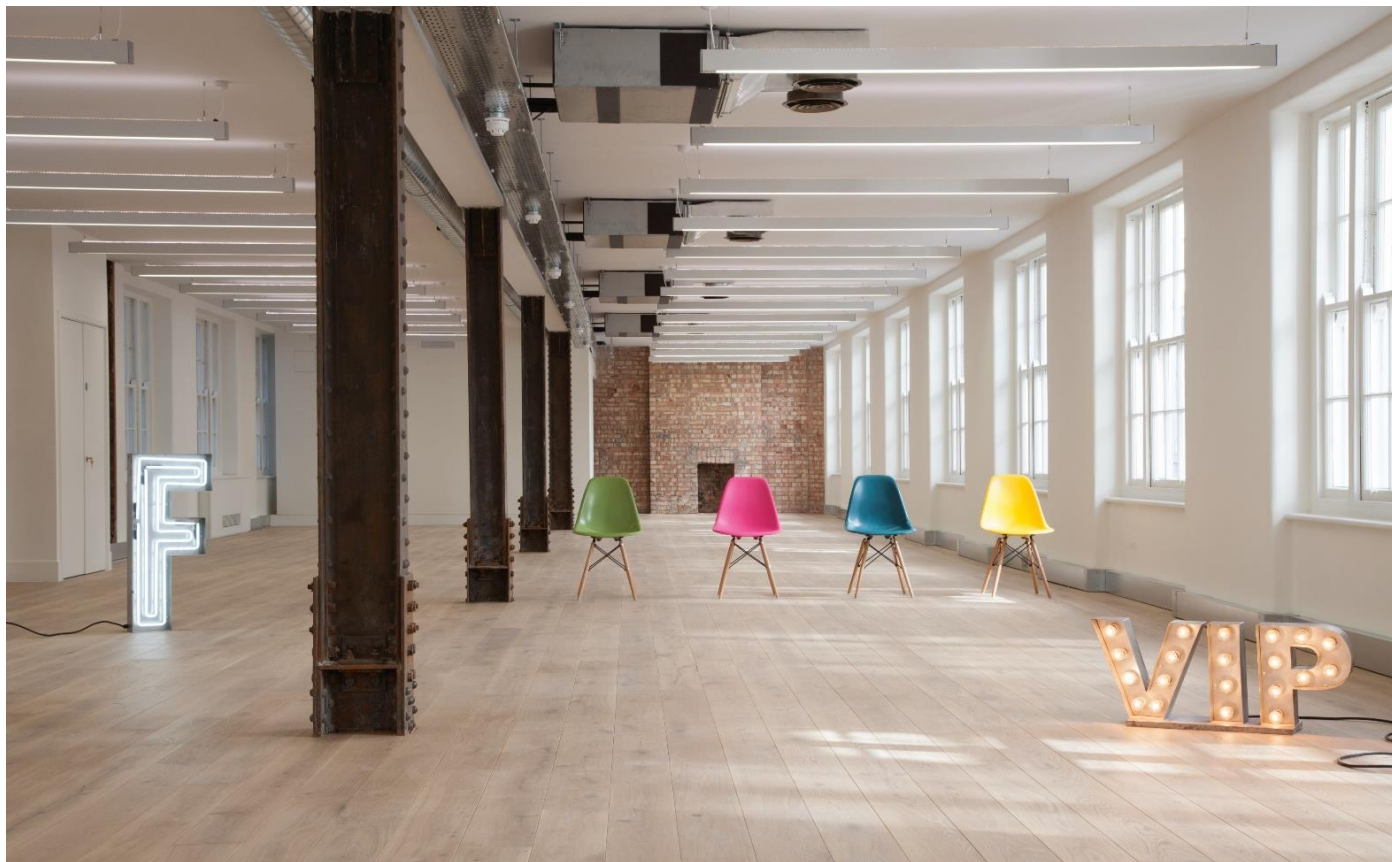


**FITTED OFFICE SUITE TO LET | 2,784 - 5,602 sq ft**



### Location

Fairfax House is the most prominent building on Fulwood Place. It runs north off High Holborn and is adjacent to the tranquil and historic Grays Inn Gardens. Chancery Lane underground station and Farringdon mainline stations are both nearby.

### Floor Areas

Floor	sq ft	sq m
1st Floor East	2,784	259
1st Floor West	2,818	262
<b>TOTAL (approx.)</b>	<b>5,602</b>	<b>520</b>

\*Measurement in terms of NIA

### Description

The quality of the building is in the space it provides – which includes high ceilings, an abundance of large windows and regular floor plates. It was comprehensively refurbished in 2014 to create unique work places full of character and interest whilst meeting the requirements of the modern working environment for today's occupiers. It is currently fitted out with 3 meeting rooms, a break out area and a kitchen. The internal photographs show the space prior to this fit out. The offices benefit from two terraces accessed directly from the floor and a roof terrace at the top of the building.

The 1<sup>st</sup> floor offers the flexibility of being let as a whole or two separate units.

### Rhys Evans, Partner

 020 7025 1393

Joint Agents: CBRE: 020 7420 3051

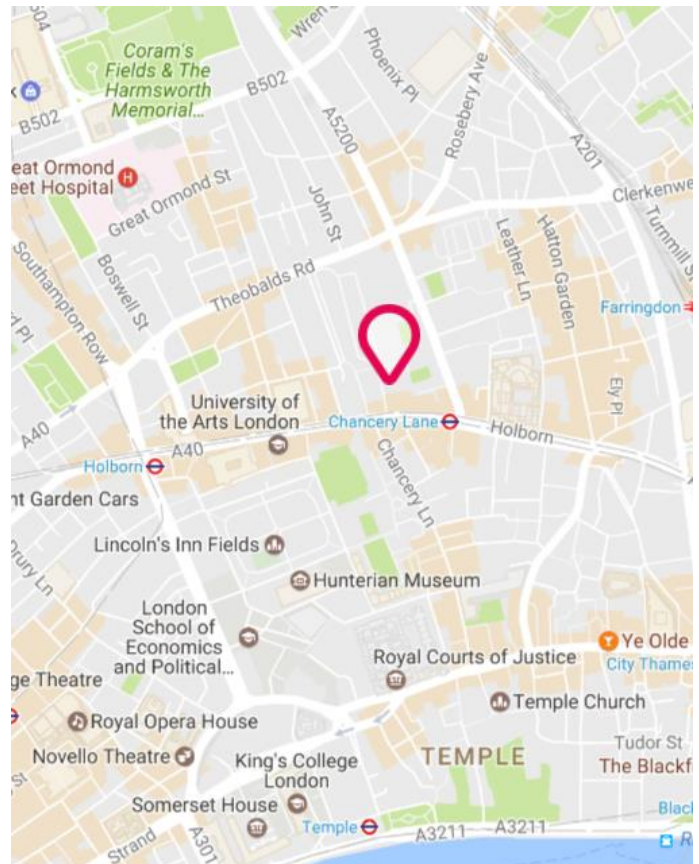
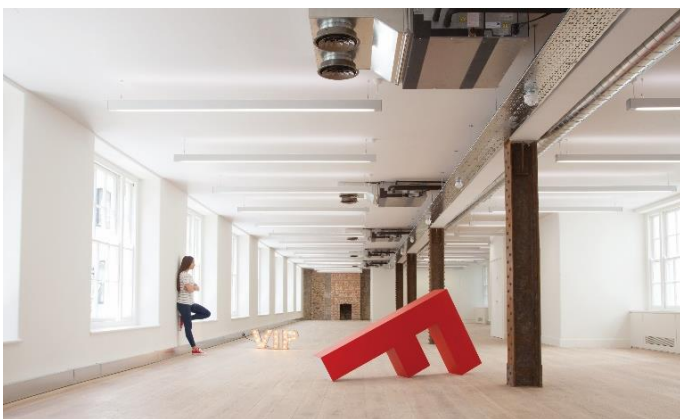
### Rebecca Saxon, Agency Surveyor

 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](http://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**

**FITTED OFFICE SUITE TO LET | 2,784 - 5,602 sq ft**



**Terms**

Tenure:	Leasehold
Lease:	A new lease is available direct from the landlord.
Rent:	£65.00 psf pax
Rates:	Estimated at £22.94 pas pa 2017/18
Service Charge:	£6.75 psf pax

**Amenities**

- Exposed cooling system
- Plug and play offices
- High efficiency feature up and down lights
- Galvanised perimeter trunking
- High quality oak wood flooring
- Excellent floor to ceiling height
- Feature exposed brickwork and steel columns
- Terraces and courtyard areas
- Passenger lift
- Commissionaire
- Shower facilities

**Rhys Evans, Partner**

📞 020 7025 1393  
✉️ revans@monmouthdean.com  
Joint Agents: CBRE: 020 7420 3051

**Rebecca Saxon, Agency Surveyor**

📞 020 7025 1397  
✉️ rsaxon@monmouthdean.com

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**Subject to Contract April 2017**