

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 re-modelled ground floor entrance. The building will be ready for occupation by September 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	July 2017
10th Floor	2,900	269.4	July 2017
9th Floor	2,900	269.4	September 2017
8th Floor	2,900	269.4	July 2017
7th Floor	2,900	269.4	July 2017
6th Floor	3,000	278.7	July 2017
5th Floor	3,000	278.7	September 2017
4th Floor	3,000	278.7	August 2017
3rd Floor	3,000	278.7	August 2017
2nd Floor	3,000	278.7	August 2017
1st Floor	3,000	278.7	August 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 July 2017

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Terms

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

Amenities

- Refurbishment nearing completion
- New refurbished reception area
- Stunning views
- New VRF air conditioning
- New metal tile raised floor
- New bike storage, showers and changing rooms
- New WCs
- New recessed LED lighting
- Car parking

Rhys Evans, Partner

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