

OFFICE TO LET | 2,636 sq ft



Location

Ely Place is an attractive, historic, gated cul-de-sac situated directly to the north of Holborn Circus near Hatton Garden. Chancery Lane (Central line) and Farringdon (Circle, Metropolitan, Hammersmith & City underground lines) stations are the closest, as well as City Thames Link on nearby Holborn Viaduct.

Floor Areas

Floor	sq ft	sq m
4th Floor East	2,636	244
TOTAL (approx.)	2,636	244

*Measurement in terms of NIA

Description

Audrey House is the most prominent building on Ely Place, situated adjacent to the historic St. Etheldreda's Church. The building has an ornate period façade and has been extensively redeveloped behind to provide a large, modern, office building. The part 4th floor has been refurbished to provide Grade A office space.

Matthew Hall, Partner

 020 7025 1398

Jason Hanley, Partner

 020 7025 1391

Rebecca Saxon, Agency Surveyor

 020 7025 1397

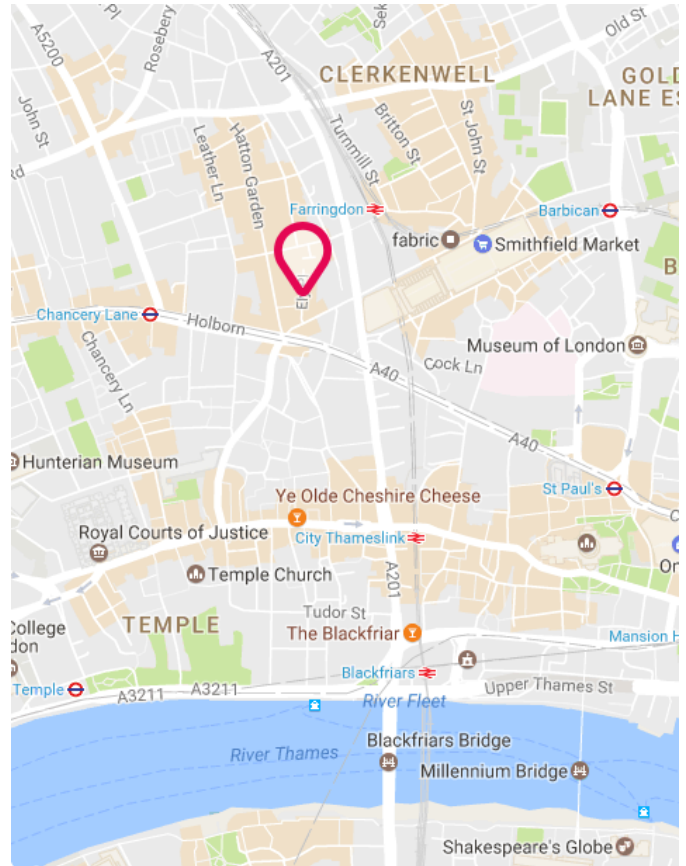
Applicants are advised to make their own enquires in respect of all rates payable to local authorities and taxes. We recommend you see www.voa.gov.uk for further information. None of the systems or services in the property have been tested by us to check they are in working order. Interested parties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

Subject to Contract September 2017

Audrey House 16 - 20 Ely Place, Holborn, London, EC1N 6SN



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Terms

Tenure:	Leasehold
Lease:	Available on a new effective FRI lease direct from the freeholder
Rent:	£57.50 psf pax
Rates:	Estimated £14.45 psf pa 2017/18
Service Charge:	Approximately £ 10.00 psf pax

Amenities

- New Air Conditioning
- New LED Lighting
- Excellent natural light
- Impressive ground floor atrium
- New metal tile raised floor
- Stylish reception with 2 passenger lifts
- New showers
- Car parking available (by separate agreement)
- Commissionaire and on site building manager

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