

OFFICE TO LET | Splits available from 1,786 sq ft to 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 Whole	2636	244
4th Floor East Part	1,786	166
TOTAL (approx.)	2,636	244

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. The floor is available as a whole or can be split from 764 sq ft.

*Measurement in terms of NIA

Matthew Hall, Partner

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Jason Hanley, Partner

📞 020 7025 1391

Rebecca Saxon, Agency Surveyor

📞 020 7025 1397

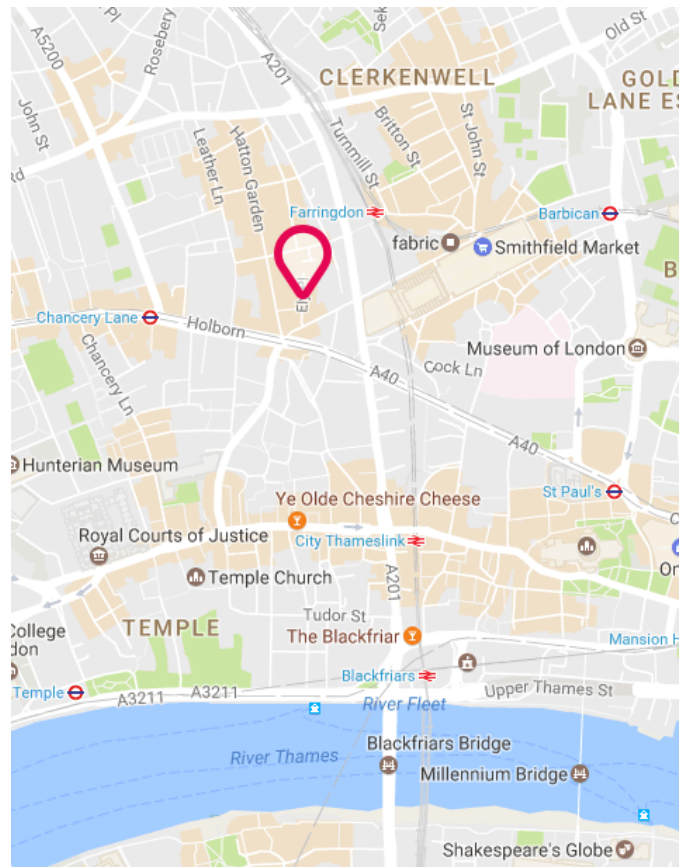
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Subject to Contract December 2017

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 pas 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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