

OFFICE TO LET | 1,071 – 30,843 sq ft



Location

The building is conveniently located in Holborn at the western end of High Holborn, close to its boundary with Covent Garden. The building is surrounded by a variety of shopping and entertainment facilities as well as being adjacent to various impressive schemes such as 10 Bloomsbury Way, 1 New Oxford Street and The Post Building. Transport links are good with Holborn (Piccadilly and Central lines) underground station within a short walk.

Description

This landmark tower building has undergone a substantial refurbishment with spectacular views over central London. Following the refurbishment of all of the office floors, we can now offer Grade A space which includes new VRF air conditioning, new LED lightening and new raised floors. The double height reception has been remodelled and will be manned 24hs a day. The basement includes plenty of car parking, new bike racks, showers and separate changing room facilities.

Floor Areas

**View from the building*

Floor	sq ft	sq m	Quoting Rents
11th Floor	1,071	99	£67.50
10th Floor	2,824	262	£67.50
9th Floor	3,037	282	Under Offer
8th Floor	3,073	285	£59.50
7th Floor	3,056	284	£59.50
6th Floor	3,058	284	£59.50
5th Floor	3,065	285	£55.00
4th Floor	3,065	285	£55.00
3rd Floor	3,058	284	£55.00
2nd Floor	2,886	268	£49.50
1st Floor	2,650	246	£49.50
TOTAL (approx.)	30,843	2,865	

Rhys Evans, Partner

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Rebecca Saxon, Agency Surveyor

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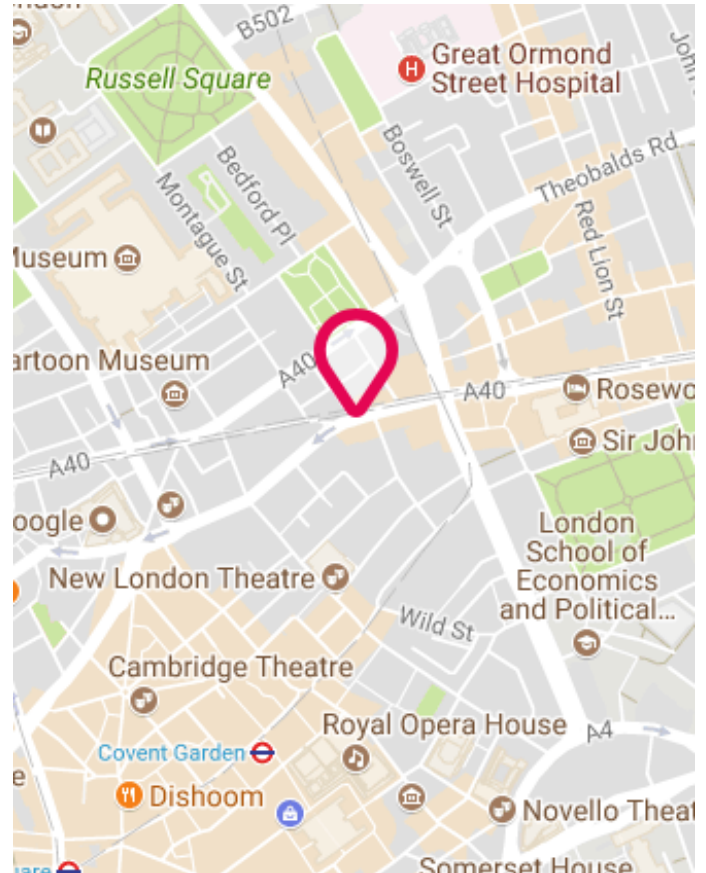
Applicants are advised to make their own enquires in respect of all rates payable to local authorities and taxes. We recommend you see www.voa.gov.uk for further information. None of the systems or services in the property have been tested by us to check they are in working order. Interested parties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

Subject to Contract April 2018

**Holborn Tower, 137-144 High Holborn,
Holborn, London, WC1V 6PL**



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Terms

Tenure:	Leasehold
Lease:	New lease's direct from the Landlord
Rent:	Please see table above
Rates:	Estimated at £21.79 pax pa 2017/18
Service Charge:	Approximately £12.80 psf pax
EPC Rating	B

Amenities

- New refurbished double height 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

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