

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	2,636	244
4th Floor East (Part)	1,786	166
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. The floor is available as a whole or can be split from 764 sq ft.

Holborn

Developed as a medieval suburb of the City, this area of central London makes the connection between the City and the West End. Holborn has been traditionally popular with the legal fraternity, although the area has recently attracted more diverse occupiers including Sainsbury's and Warner Brothers. The weekday market at Leather Lane has been in operation for 400 years, serving anyone from workers looking for a lunchtime feed to hipsters seeking a coffee shop hangout.

Jason Hanley, Partner

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Joint Agents: Gale Priggen: 020 7404 5043

Rebecca Saxon, Associate Partner

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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

**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
EPC Rating:	TBC

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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