

**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          | Let           |
| 8th Floor              | 3,073         | 285          | £62.50        |
| 7th Floor              | 3,056         | 284          | £59.50        |
| 6th Floor              | 3,058         | 284          | Under offer   |
| 5th Floor              | 3,065         | 285          | Let           |
| 4th Floor              | 3,065         | 285          | Under offer   |
| 3rd Floor              | 3,058         | 284          | Let           |
| 2nd Floor              | 2,886         | 268          | Under offer   |
| 1st Floor              | 2,650         | 246          | Let           |
| <b>TOTAL (approx.)</b> | <b>30,843</b> | <b>2,865</b> |               |

**Rhys Evans, Partner**

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Joint Agent: CBRE 0207182 2000

**Rebecca Saxon, Associate Partner**

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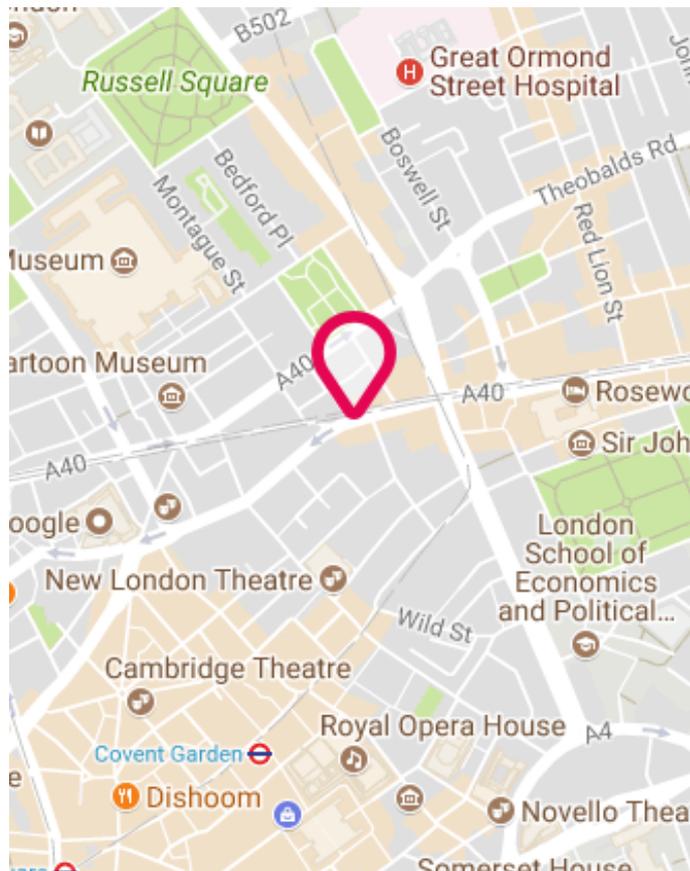
Applicants are advised to make their own enquires in respect of all rates payable to local authorities and taxes. We recommend you see [www.voa.gov.uk](http://www.voa.gov.uk) for further information. None of the systems or services in the property have been tested by us to check they are in working order. 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 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

### Rhys Evans, Partner

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