

**LOWER GROUND OFFICE TO LET | 392 sq ft**



**Location**

Ely Place is an attractive gated cul-de-sac situated directly to the north of Holborn Circus which uniquely features uniformed "Beagles" who guard the street on behalf of the Bishop of Ely. Chancery Lane (Central line) and Farringdon (Crossrail, Circle, Metropolitan, Hammersmith & City underground & mainline) stations are close by, as well as City Thameslink on nearby Holborn Viaduct. The legendary Bleeding Heart Restaurant & Bistro is only 50m away via a private door in the end wall of Ely Place as well as the ancient Ye Olde Mitre Public House on Ely Court.

**Description**

The lower ground floor at 25 Ely Place comprises of a small office with natural light. It contains a glass partitioned meeting room and benefits from good ventilation and A/C. The available space is access via the ground floor reception which has a polite and helpful receptionist. The owner of the building, the Freeholder, can also offer the opportunity to use the other prestigious meeting rooms in the building & catering if desired.


**Floor Areas**

Floor	sq ft	sq m
Lower Ground Floor	392	36
TOTAL (approx.)	392	36
*Measurement in terms of *NIA		


**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

 020 7025 1391

Olivia Stapleton, Agency Surveyor

 020 7025 8940

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 November 2020

## 25 Ely Place

Holborn, London, EC1N 6TD

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### Terms

Tenure:	Leasehold
Lease:	A new flexible lease can be agreed quickly with the Landlord / Freeholder
Rent:	Quoting £22,500 pa exclusive
Rates:	Approximately £18.00 psf pax (£7,056 pa)
Service Charge:	Approximately £6.12 psf pax (£2,400 pa)

### Amenities

- Kitchen facilities
- Receptionist and waiting room
- Secure gated cul-de-sac
- Furnished if desired
- Very local to new Crossrail Station
- Air conditioning
- Fitted meeting room and office
- Fully cabled / high speed broadband
- Access to a number of impressive meeting rooms & catering

Jason Hanley, Partner

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