

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



OFFICES TO LET WITH EXCELLENT VIEWS | 3,037 – 9,160 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 VRF air conditioning, LED lighting and raised floors. The double height reception has been remodelled and will be manned 24hrs a day. The basement includes plenty of car parking, new bike racks, showers and separate changing room facilities.

**Floor Areas**

Floor	sq ft	sq m	
9 <sup>th</sup> Floor	3,037	282	Fitted
6 <sup>th</sup> Floor	3,058	284	Not Fitted
4 <sup>th</sup> Floor	3,065	285	
<b>TOTAL (approx.)</b>	<b>9,160</b>	<b>851</b>	
*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.

Rhys Evans, Partner

020 7025 1393

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 August 2023

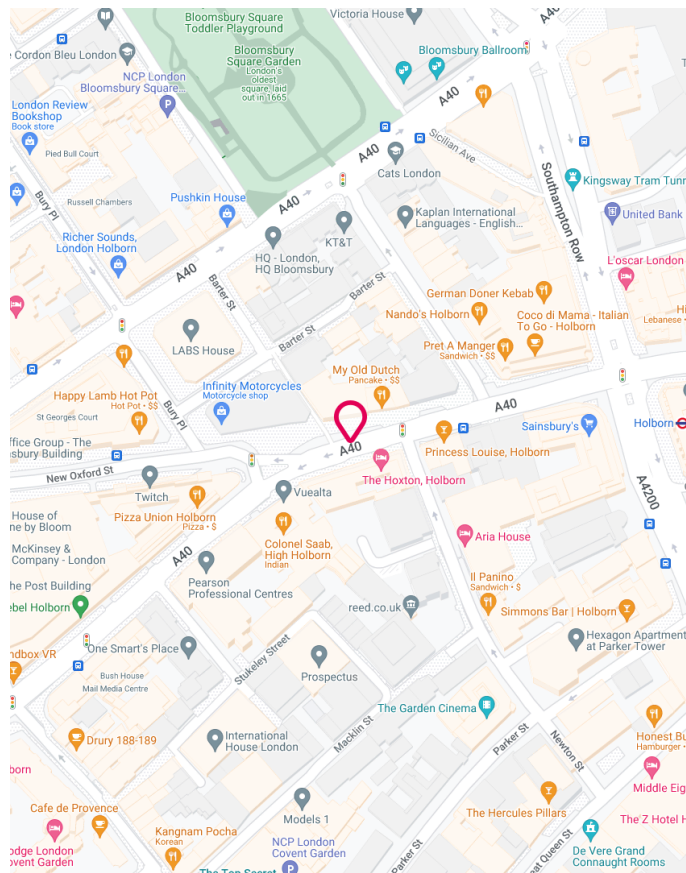
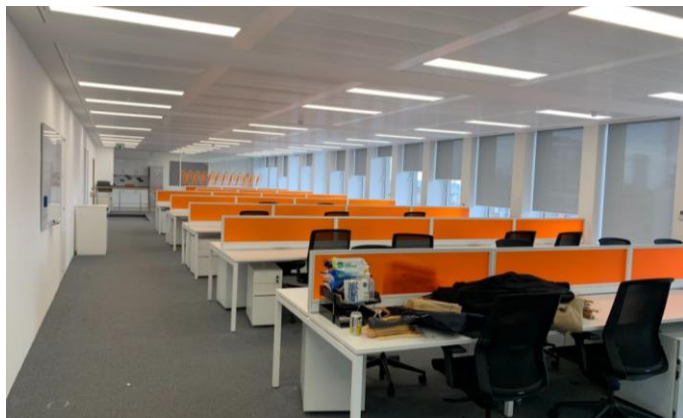
020 7025 1390

4 Golden Square London W1F 9HT

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## Terms

Tenure:	Leasehold
Lease:	A new lease direct from the Landlord
Rent:	£59.50 - £65.00 psf excl.
Rates:	Estimated at £25.00 psf (2021/22)
Service Charge:	Approximately £13.94 psf pax

## Amenities

- Refurbished double height reception area
- Stunning views across London
- VRF air conditioning
- Metal tile raised floor
- Bike storage, showers and changing rooms
- Demised WCs
- Recessed LED lighting
- Car parking available by separate agreement

Rhys Evans, Partner

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