

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 24hs 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	
6 <sup>th</sup> Floor	3,058	284	
4 <sup>th</sup> Floor	3,065	285	UNDER OFFER
<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

 07788 724 400

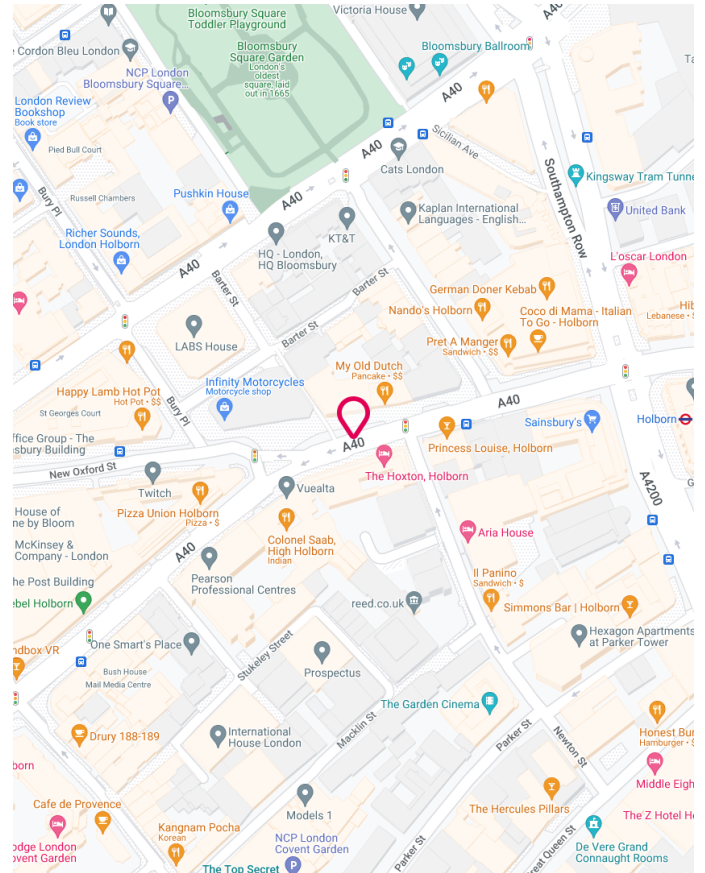
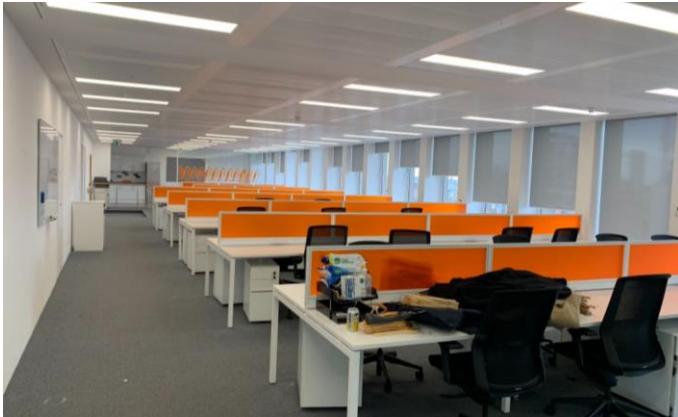
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Subject to Contract April 2024

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



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## Terms

Tenure:	Leasehold
Lease:	A new lease direct from the Landlord
Rent:	£60.00 - £67.50 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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