

OFFICES TO LET WITH VIEWS OVER LINCOLN'S INN FIELDS | 1,500 – 3,340 sq ft



### Location

The property is prominently located on the north side of Lincoln's Inn Gardens and benefits from excellent public transport facilities, providing good access to all parts of Central London.

Situated less than a 5 minutes' walk from Chancery Lane (Central line) and Holborn (Piccadilly and Central lines) underground stations, with Farringdon (Metropolitan, Circle, Hammersmith & City and Elizabeth lines) station within a 10-minute walk.


### Description

The 3rd floor provides 1,840 sq ft of column free space with excellent natural light and views over Lincoln's Inn Fields.

The office benefits from VRV air conditioning system, under floor trunking and a passenger lift.

The lower ground floor can be self contained and is suitable for a number of alternative uses and provides c.1,500 sq ft of bright open plan space.

Rhys Evans, Partner

 07788 724 400

### Floor Areas

Floor	sq ft	sq m
3 <sup>rd</sup> Floor	1,840	171
Lower Ground	1,500	139
<b>TOTAL (approx.)</b>	<b>3,340</b>	<b>310</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.

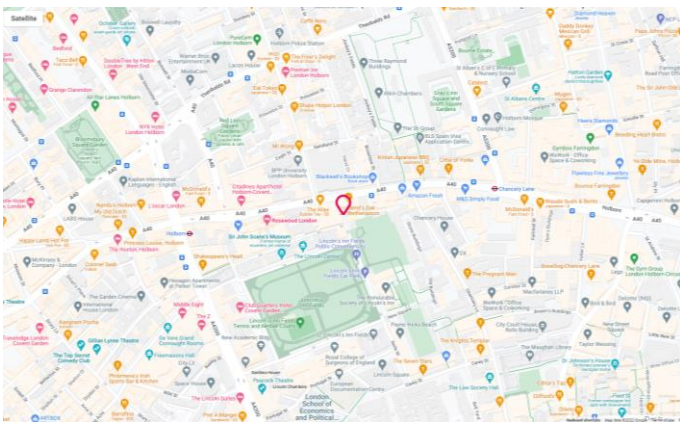
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Subject to Contract April 2024

**10 Great Turnstile Street,**  
Holborn, London, WC1V 7HH



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## Terms

Tenure:	Leasehold
Lease:	A new lease direct from the landlord
Rent:	£35.00 psf - £49.50 psf pax
Rates:	Estimated at £25.00 psf (2023)
Service Charge:	£7.00 psf approx.

## Amenities

- Excellent natural light on all sides
- Column free
- VRV air conditioning
- Underfloor trunking
- 2.6m floor to ceiling height
- 1 x 8-person passenger lift
- Shower
- DDA compliant

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