

Audrey House, 16-20 Ely Place

Farringdon, London, EC1N 6SN



MODERN & FULLY FITTED UPPER GROUND FLOOR OFFICE
WITH PRIVATE TERRACE | 1,234 sq ft



Location

Ely Place is a unique, attractive, historic, gated cul-de-sac similar in some respects to 10 Downing Street. It's situated directly to the north of Holborn Circus near Hatton Garden. Chancery Lane (Central line) and Farringdon (Elizabeth Line, Circle, Metropolitan, Hammersmith & City underground lines) stations are the closest, as well as City Thames Link on nearby Holborn Viaduct. There is private parking in the cul de sac and commissionaires from the Bishop of Ely.

Description

Matterport: <https://my.matterport.com/show/?m=tSFF2Az5Cm5>

Audrey House is the largest and most prominent building on Ely Place, situated adjacent to the historic St. Etheldreda's Church. The building has an ornate period façade and has been extensively redeveloped and modernized behind, to provide a large, modern, professional office building with concierge, new reception & new WC's. The building also has state of the art "End of Journey" facilities including lockers, showers, bike racks and changing rooms.

The Upper Ground floor suite has been extensively "fitted out" by the Landlord with 12 new desks, a Board Room and bespoke new kitchen with all white goods and a break out/colaboration area. It also has a 240 sq ft private terrace.

Jason Hanley, Partner

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www.monmouthdean.com

Floor Areas

Floor	sq ft	sq m
5 th Floor (part)	1,234	115
TOTAL (approx.)	1,234	115

*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. There is an Annual Strawberry Fair in Ely Place and Audrey House was built on the medieval Strawberry Fields.

Jack Barton, Agency Surveyor

07424 224213

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 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 2025

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Holborn, London, EC1N 6SN

Fully Fitted, Upper Ground Floor Office to Rent with Private Terrace | 1,305 sq ft



Indicative image



Terms

Tenure:	Leasehold
Lease:	A new flexible FR&I lease direct from the Freeholder
Rent:	£57.50 psf per annum exclusive. The "all in" monthly rent/rates & SC is approximately £10,250 pcm (exclusive of VAT)
Rates:	Estimated £26.00 psf (2025)
Service Charge:	£16.16 psf approx.

Amenities

- Fully fitted Grade A+ suite
- Private Terrace
- New showers and bike spaces onsite/lockers etc
- Stylish reception
- Impressive atrium
- Commissionaire and building manager (24hr security)
- Car parking available (by separate agreement) Private Terrace
- Matterport here: <https://my.matterport.com/show/?m=tSFF2Az5Cm5>

Jason Hanley, Partner

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