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monmouthdean.com

NEW INSTRUCTION
WESTON HOUSE, 246 HIGH HOLBORN, HOLBORN, WC1
8,751 SQ FT (813 SQ M)

LOCATION

This prominent building is situated next to the Chancery Court Hotel on the south side of High Holborn. There is a secondary entrance at the rear of the building, which is situated at the junction of Whetstone Park and Gate Street. The property is close to both Kingsway and High Holborn and within a minute's walk of Holborn Underground Station (Piccadilly and Central Lines).

DESCRIPTION

The available accommodation is situated over the entire fourth floor which has been refurbished. It is predominantly open plan but includes a number of high quality glass partitioned meeting rooms and kitchen. The reception and common parts of the building have recently undergone a thorough refurbishment.

4th Floor (approx)	8,751 sq ft	(813 sq m)

AMENITIES

- Air conditioning
- Metal tile suspend ceiling with recessed lighting
- Two persons passenger lifts
- Large ground floor manned reception
- Basement storage
- Bike storage
- Perimeter trunking
- DDA compliant

TERMS

Lease	A new FRI lease direct from the landlord for a term until March 2015
Rent	£31.00 psf pax
Rates	Estimated £18.00 psf pa
Service Charge	£9.50 psf pax

VIEWINGS

Strictly by appointment with the joint sole letting agents:-

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Subject to Contract September 2011

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