



FAIRFAX HOUSE

Fulwood Place, London WC1

Offices To Let: 2,784 - 5,602 sq. ft.

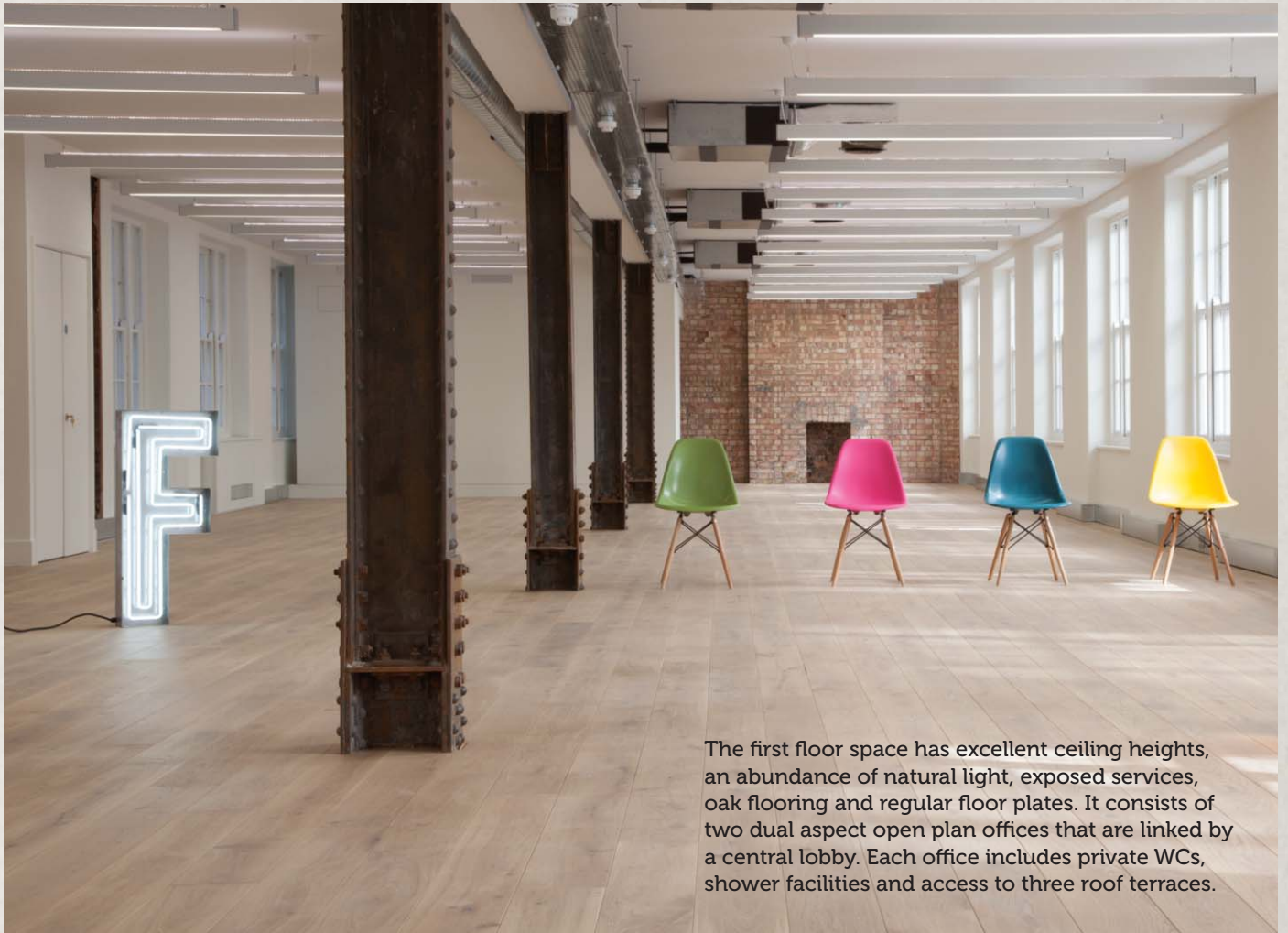
THE BUILDING

Fairfax House is located on Fulwood Place which links High Holborn and Grays Inn Gardens – perfectly situated in Holborn between Clerkenwell, Smithfield and Covent Garden.



LOCATION





The first floor space has excellent ceiling heights, an abundance of natural light, exposed services, oak flooring and regular floor plates. It consists of two dual aspect open plan offices that are linked by a central lobby. Each office includes private WCs, shower facilities and access to three roof terraces.



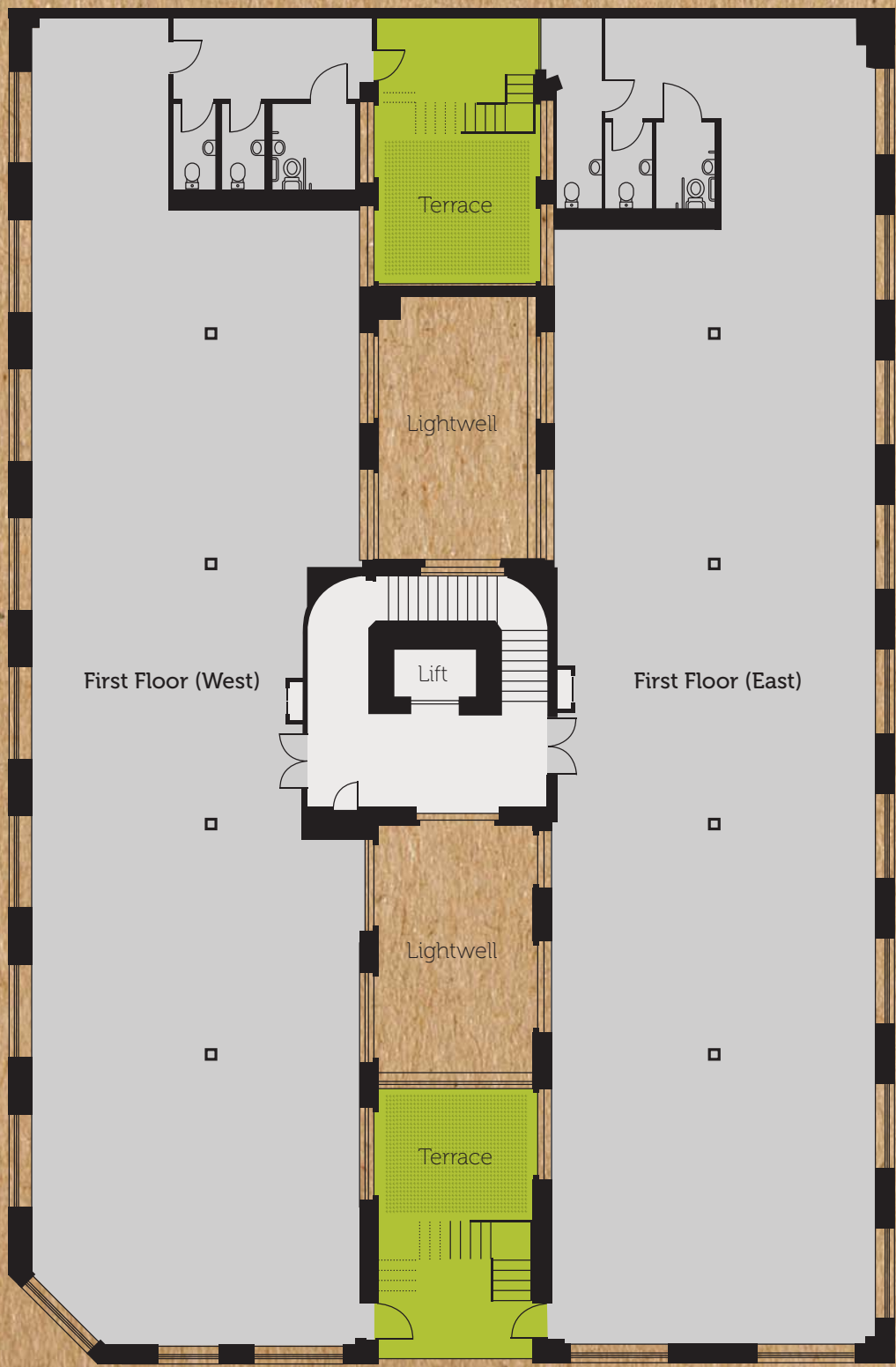
FINISHES



FIRST FLOOR

Floor	sq ft	sq m
First East	2,784	259
First West	2,818	262
Total (approx)	5,602	520

FULWOOD PLACE



North





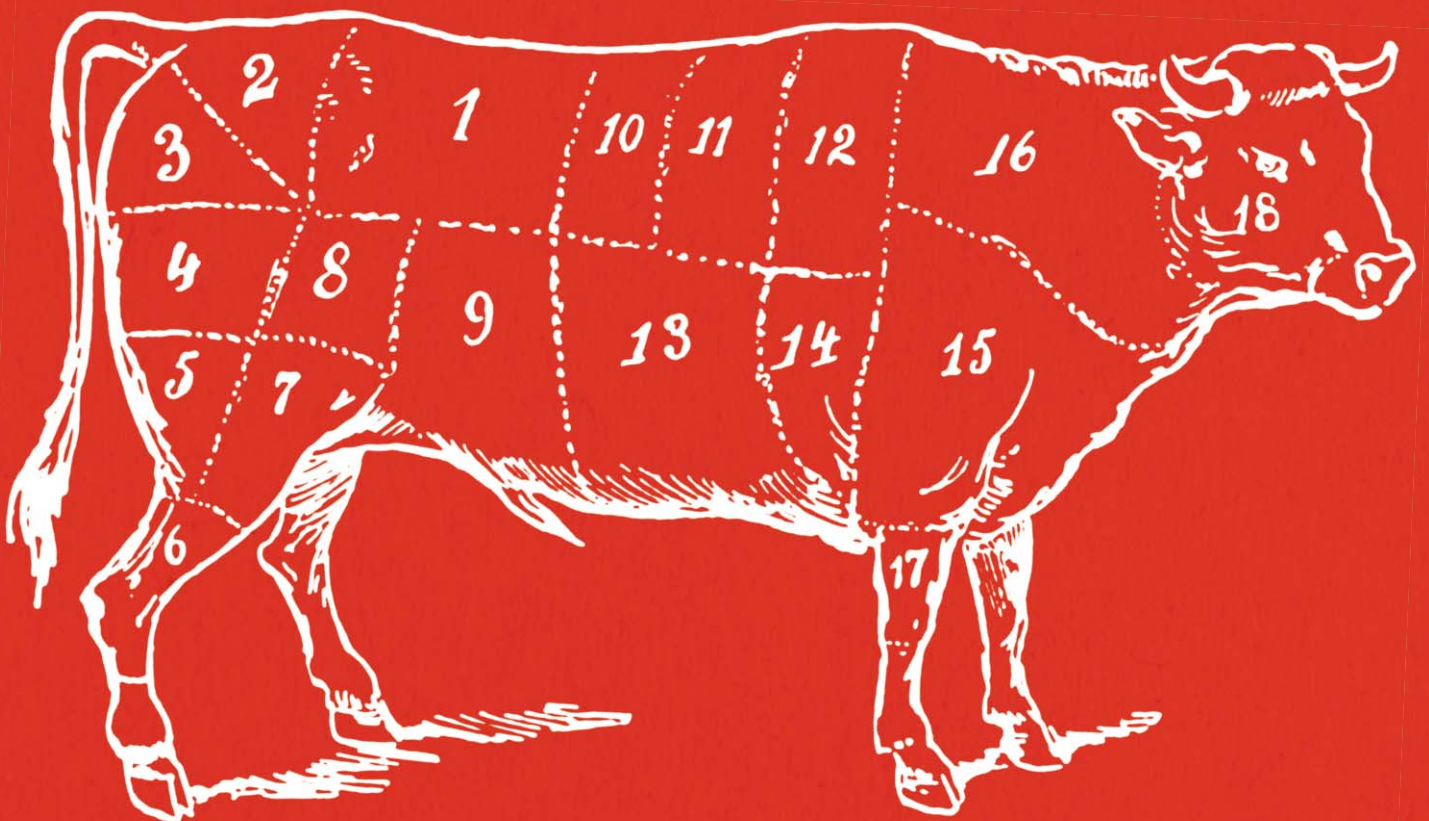
SPECIFICATION

- VRF air cooling and heating
- Heat recovery fresh air
- Exposed ceiling services
- High efficiency up and down lights
- Galvanised perimeter trunking
- Underfloor cable distribution
- High quality oak flooring throughout
- Shower facilities
- External roof terrace
- Excellent floor to ceiling height
- Large windows throughout provide an abundance of natural light
- Feature exposed brickwork and steel columns
- EPC rating C
- 24 hour access
- Covered bike racks

LIFESTYLE

Fairfax House is in the heart of Midtown, one of London's most active and fastest growing areas. It benefits from a great selection of bars, restaurants and cafés from hip to sophisticated, both chains and independents.

It also has excellent transport links with Chancery Lane (Central Line), Farringdon Station (Mainline, future Elizabeth Line 'Crossrail', Metropolitan and Circle Line and Hammersmith and City Lines) and Holborn (Piccadilly Line and Central Line) Stations close by and the West End and the City a walk away.







A building by

DORRINGTON



For further information or to arrange a viewing,
please contact joint sole agents:



Ben Deacon
ben.deacon@cbre.com
020 7420 3051

Rhys Evans
revans@monmouthdean.com
020 7025 1393

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