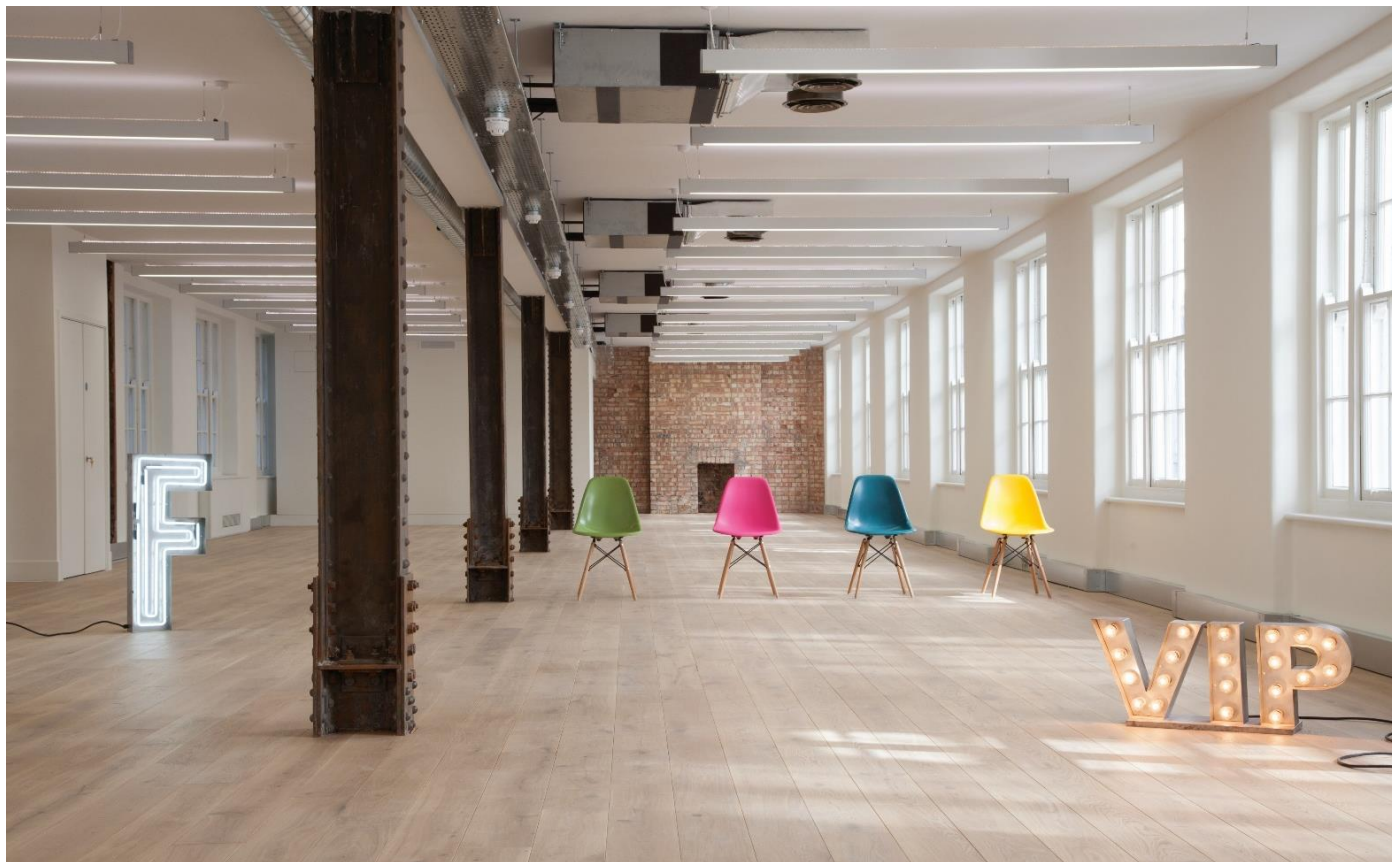


**Fairfax House,**  
Fulwood Place, Holborn, London, WC1V 6HV



**FULLY SERVICED FITTED OFFICE SUITES TO LET | 2,784 - 5,602 sq ft**  
**/ 30-60 Desks**



## Location

Fairfax House is the most prominent building on Fulwood Place. It runs north off High Holborn and is adjacent to the tranquil and historic Grays Inn Gardens. Chancery Lane underground station and Farringdon mainline stations are both nearby.

## Floor Areas

Floor	sq ft	sq m
1st Floor East	2,784	259
1st Floor West	2,818	262
<b>TOTAL (approx.)</b>	<b>5,602</b>	<b>520</b>

\*Measurement in terms of NIA

## Description

The quality of the building is in the space it provides – which includes high ceilings, an abundance of large windows and regular floor plates. It was comprehensively refurbished in 2014 to create unique work places full of character and interest whilst meeting the requirements of the modern working environment for today's occupiers. The internal photographs show the space prior to this fit out. The offices benefit from two terraces accessed directly from the floor and a roof terrace at the top of the building.

The 1st floor offers the flexibility of being let as a whole or two separate units. Requirements from occupiers who need c. 30 desks can be satisfied.

### Rhys Evans, Partner

📞 020 7025 1393

Joint Agents: CBRE: 020 7420 3051

### Rebecca Saxon, Agency Surveyor

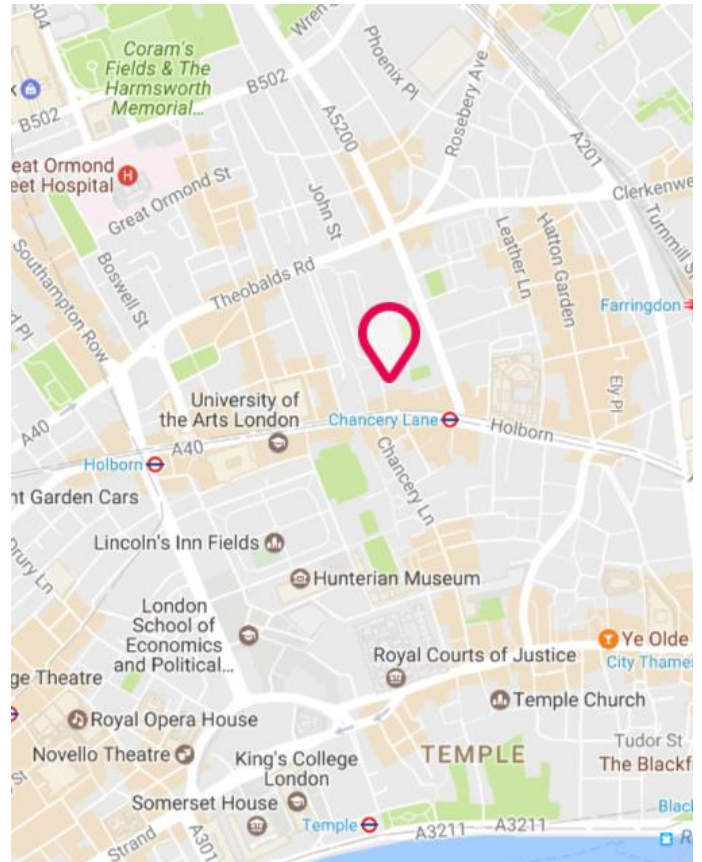
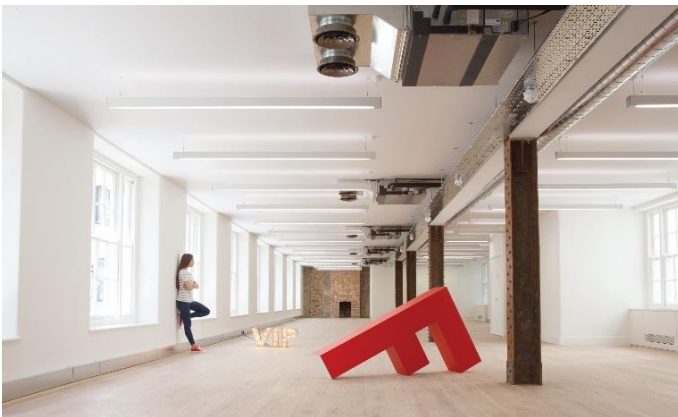
📞 020 7025 1397

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](http://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 October 2017**

📞 020 7025 1390 🏠 10 Golden Square London W1F 9JA 🏠 41 Lothbury London EC2R 7HG

**FITTED OFFICE SUITE TO LET | 2,784 - 5,602 sq ft / 30-60 Desks**



**Terms**

Tenure:	Leasehold
Lease:	A lease for a term from 2 years is available from the landlord.
Rent:	Upon application
Rates:	Upon application
Service Charge:	Upon application

**Amenities**

- Exposed cooling system
- A tailor made, turn key office environment
- Galvanised perimeter trunking
- High quality oak wood flooring
- Feature exposed brickwork and steel columns
- Terraces and courtyard areas
- Passenger lift
- Shower facilities
- Range of fit-out options with your choice of company branding
- Fixed, all-inclusive cost including IT

**Rhys Evans, Partner**

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Joint Agents: CBRE: 020 7420 3051

**Rebecca Saxon, Agency Surveyor**

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**Subject to Contract October 2017**