

FITTED OFFICE WITH ROOF TERRACE TO LET | 8,862 sq ft



Location

110 High Holborn is located in a prominent position on the north side of High Holborn spanning across the junction with Procter Street. The location benefits from access to both the Central and Northern lines and will have access to Crossrail when complete.

There are numerous cafes and restaurants in the locality, including the Hoxton Hotel, which provides a great place to drink, eat and meet clients.

Description

This modern building with a distinctive glass frontage, provides contemporary office space with lots of natural light, over 1st to 8th floors.

The 6th floor benefits from a large roof terrace and is fitted with a series of meeting rooms, informal meeting spaces, efficient open plan working space and a large kitchen/break out area. The building amenities include bike storage, shower facilities and a manned reception.

Floor Areas


Floor	sq ft	sq m
6th floor	8,862	823
TOTAL (approx.)	8,862	823

*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.

Paul Dart, Partner

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Suzy Link, Senior Surveyor

 020 7025 8940

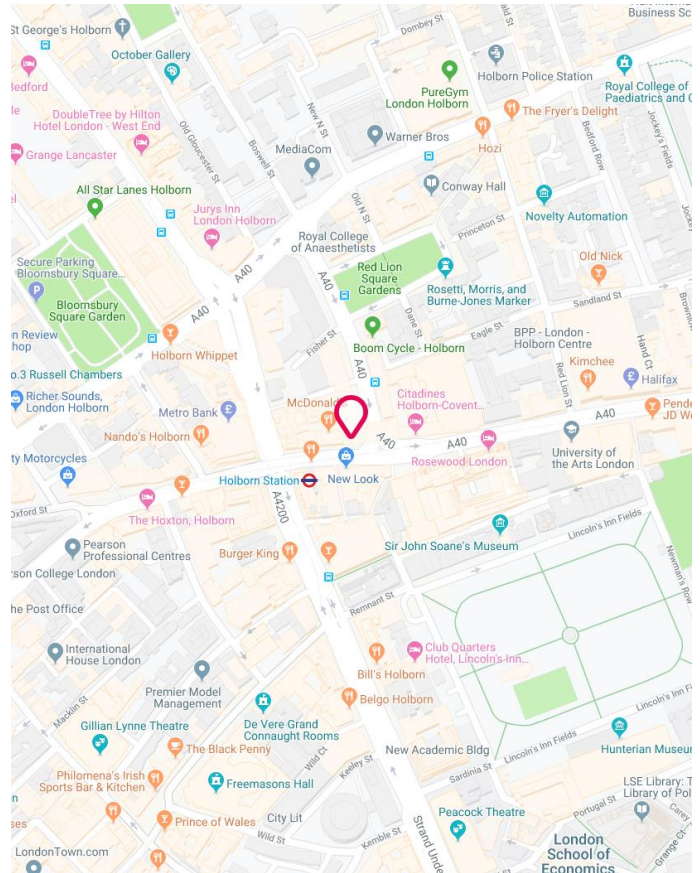
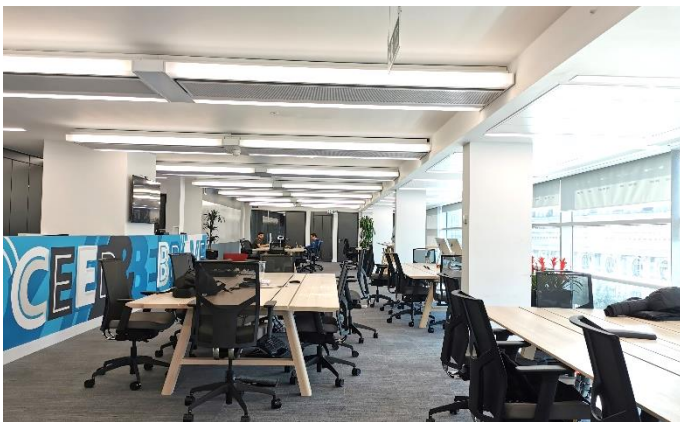
Applicants are advised to make their own enquires in respect of all rates payable to local authorities and taxes. We recommend you see www.voa.gov.uk for further information. None of the systems or services in the property have been tested by us to check they are in working order. Interested parties may wish to make their own investigations. All other information provided is for guide purposes and cannot be relied upon.

Subject to Contract September 2019

110 High Holborn, Holborn, London WC1



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Terms

Tenure:	Leasehold
Lease:	An assignment of the existing lease to September 2025 with a rent review in September 2020.
Passing Rent:	£64.50 psf pax
Rates:	Estimated at £18.00 psf pa (2018/19)
Service Charge:	Approx. £12.60 psf pa
EPC Rating:	D

Amenities

- Large Roof Terrace
- Chilled beam air conditioning
- LED lighting
- Raised floors
- Four 10-person passenger lifts
- Manned reception
- Secure parking
- Bike storage and shower facilities

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