

Audrey House, 16-20 Ely Place

Holborn, London, EC1N 6SN



GROUND FLOOR TO LET | 1,255 / 1,365 / 2,005 / 3,260 or 4,625 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 (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

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 modernised behind to provide a large, modern, office building with new receptions, lifts and WC's and showers. The 3 available parts of the ground floor can be refurbished to provide Grade A office space. The North & South Suite can also be combined.

Floor Areas

Floor	sq ft	sq m
Ground Floor North	2,005	186.27
Ground Floor South	1,255	116.59
Ground Floor Front	1,365	126.81
TOTAL (approx.)	4,625	429.67

*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.

Jason Hanley, Partner

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Joint Agents: Gale Priggen: 020 7404 5043

Rebecca Saxon, Associate Partner

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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 June 2020

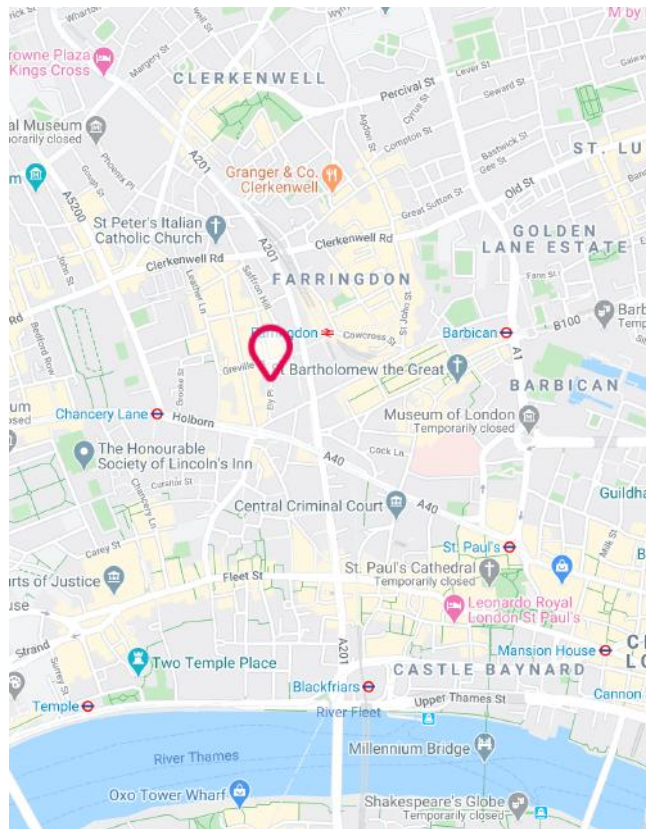
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Terms

Tenure:	Leasehold
Lease:	Available as suites on new effective FRI leases direct from the Freeholder
Rent:	£57.50 psf pax
Rates:	Estimated £14.45 psf pa 2017/18
Service Charge:	Approximately £10.00 psf pax
EPC Rating:	TBC

Amenities

- Recently refurbished Air Conditioning
- LED Lighting
- Impressive ground floor atrium
- Stylish reception with security
- New showers
- Attractive views over Ely Place and The Crypt (South and East Suite)
- Car parking available (by separate agreement)
- Commissionaire and onsite building manager
- Flexible leases
- Potential for Landlord to Fit out to bespoke specifications

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