

4th FLOOR FITTED **GRADE A+** OFFICE TO LET | 2,264 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 modernized behind to provide a large, modern, professional office building with commissionaire, new receptions, lifts, WC's and showers.

The available part 4th floor was recently comprehensively refurbished and fitted as very attractive open plan offices with furniture, fully cabled, several meeting rooms, beautiful kitchen and provides LED lighting. There are also bike spaces and showers.

Floor Areas


Floor	sq ft	sq m
4 th Floor (front)	2,264	210
TOTAL (approx.)	2,264	210

*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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J/A Richard Susskind 0207 831 8311 – Josh or Richard

Olivia Stapleton, Agency 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.

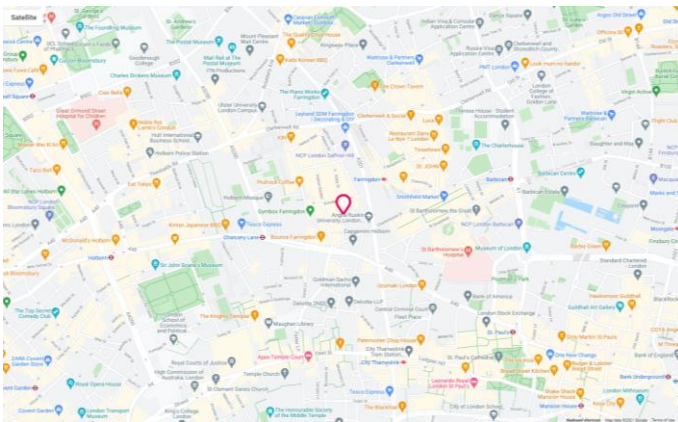
Subject to Contract July 2021

Audrey House, 16-20 Ely Place

Holborn, London, EC1N 6SN



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Terms

Tenure:	Leasehold
Lease:	A new flexible FR&I lease direct from the Freeholder
Rent:	£57.50 psf pax or approx. £10,850 PCM net
Rates:	Estimated at £15.04 psf (2021 / 22)
Service Charge:	£10.85 psf
EPC Rating:	TBC

Amenities

- Air conditioning / fresh air recirculation
- Expensive fit out in situ to stunning specification
- LED lighting
- Impressive ground floor atrium
- Stylish reception
- New showers
- Car parking available (by separate agreement) and bike spaces onsite
- Commissionaire and building manager
- Flexible leases

Jason Hanley, Partner

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