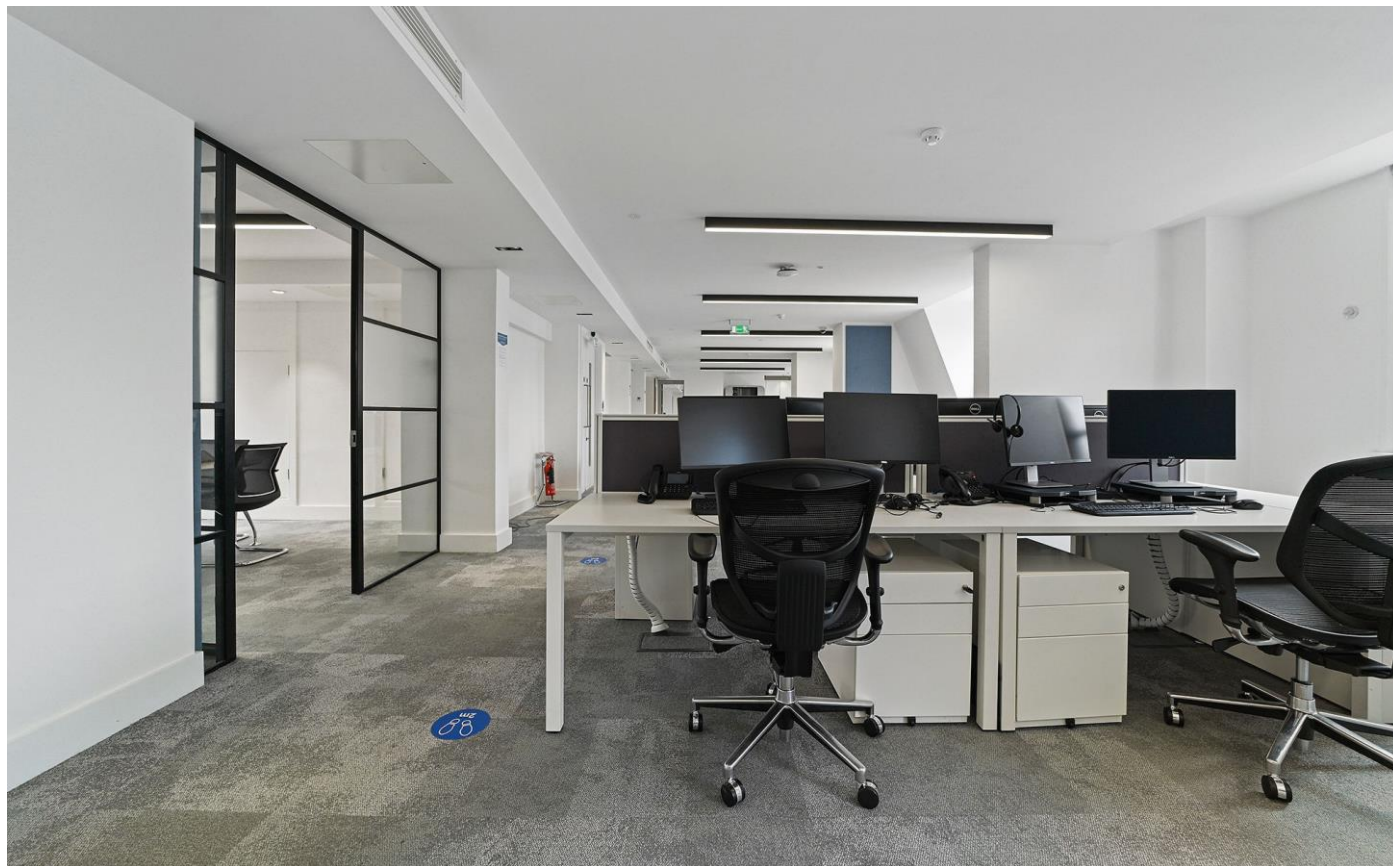


# Audrey House, 16-20 Ely Place

Holborn, London, EC1N 6SN



PART 4<sup>TH</sup> FLOOR FITTED OFFICE AVAILABLE TO LET  
SEPERATELY OR AS A WHOLE | 1,757 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 4<sup>th</sup> 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.

Jason Hanley, Partner

📞 020 7025 1391

## Floor Areas

Floor	sq ft	sq m
4 <sup>th</sup> Floor Part	1,757	163
TOTAL (approx.)	1,757	163

\*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.

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](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 November 2021

📞 020 7025 1390

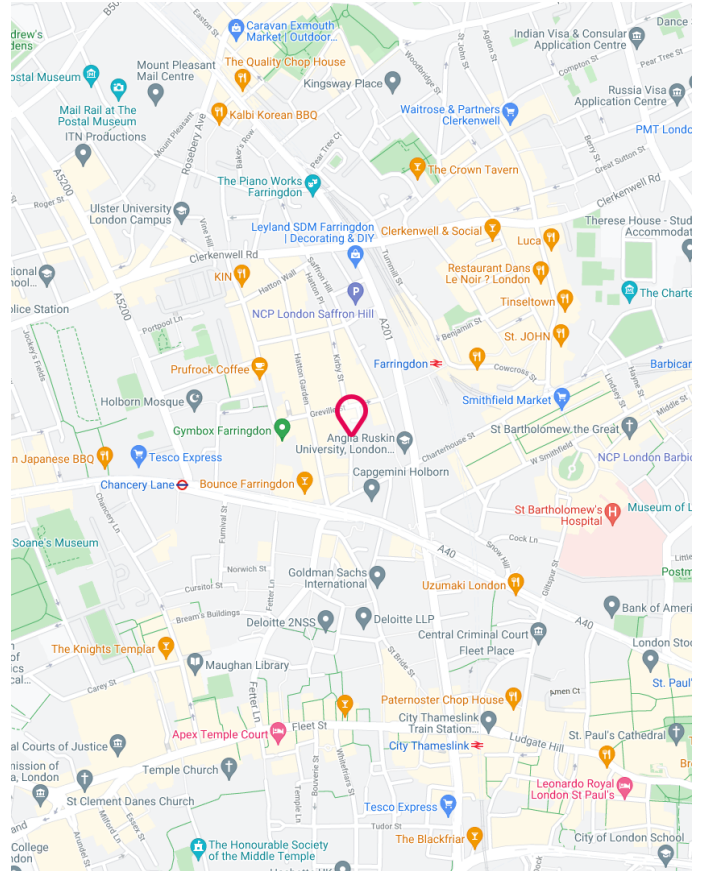
📍 4 Golden Square London W1F 9HT

# Audrey House, 16-20 Ely Place

Holborn, London, EC1N 6SN



PART 4<sup>TH</sup> FLOOR FITTED OFFICE TO LET | 1,757 sq ft



## Terms

Tenure:	Leasehold
Lease:	A new flexible FR&I lease direct from the Freeholder
Rent:	£62.50 psf pax or approx. £3,979 PCM net
Rates:	Estimated at £15.04 psf (2021 / 22)
Service Charge:	£10.85 psf
EPC Rating:	C

## Amenities

- Air conditioning / fresh air recirculation
- Expensive fit out in situ to stunning specification
- LED lighting
- Fitted Kitchen
- Cabled and fibre
- New showers & bike racks
- Car parking available (by separate agreement)
- Commissionaire and building manager 24/7 access
- Flexible leases
- Large impressive reception and beautiful street

Jason Hanley, Partner

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Olivia Stapleton, Agency Surveyor

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Subject to Contract November 2021