

5<sup>th</sup> FLOOR OFFICE TO LET | 1,178 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.

### Floor Areas


Floor	sq ft	sq m
5 <sup>th</sup> Floor (part)	1,178	109
TOTAL (approx.)	1,178	109

\*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

 020 7025 1391

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.

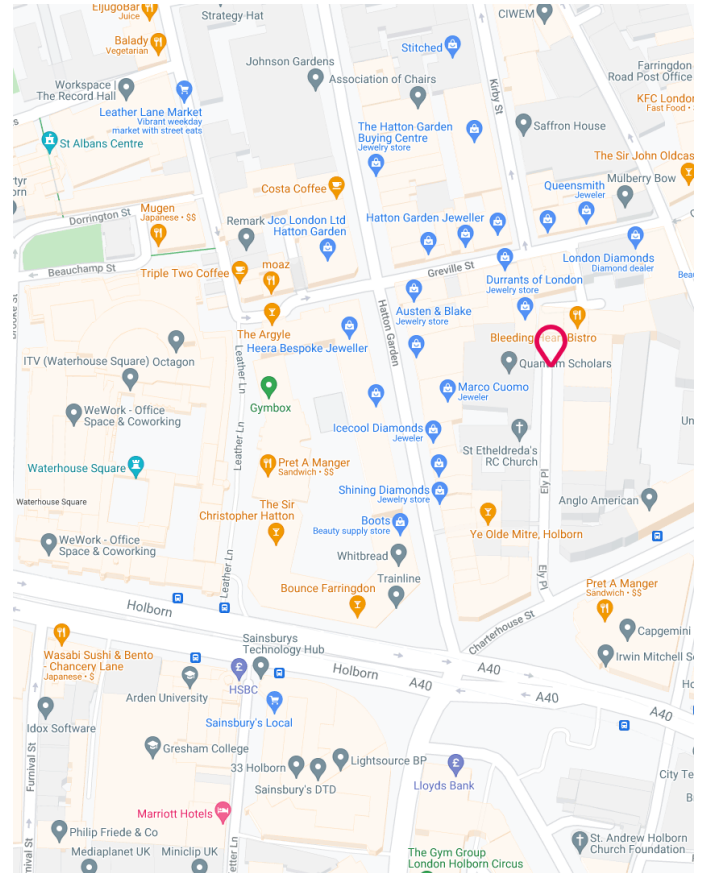
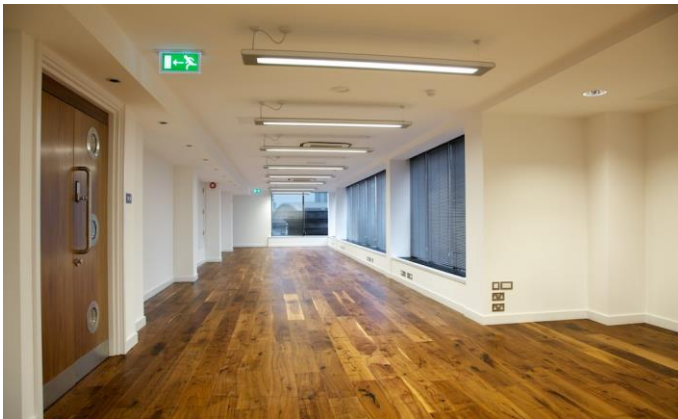
Subject to Contract January 2022

# Audrey House, 16-20 Ely Place

Holborn, London, EC1N 6SN



OFFICE TO LET | 1,178 sq ft



## Terms

Tenure:	Leasehold
Lease:	A new flexible FR&I lease direct from the Freeholder
Rent:	£69.50 psf
Rates:	TBC
Service Charge:	£10.85 psf
EPC Rating:	TBC

## Amenities

- LED lighting
- New showers
- Stylish reception
- Impressive ground floor atrium
- Flexible leases
- Commissionaire and building manager
- Car parking available (by separate agreement) and bike spaces onsite

Jason Hanley, Partner

📞 020 7025 1391  
✉️ jhanley@monmouthdean.com

Olivia Stapleton, Agency Surveyor

📞 020 7025 8940  
✉️ ostapleton@monmouthdean.com

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