

GROUND FLOOR OFFICE TO LET | 2,050 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, prestigious 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 ground floor can be refurbished to provide Grade A office space and the building has fibre / broadband.

Floor Areas

Floor	sq ft	sq m
Ground Floor North	2,050	190
TOTAL (approx.)	2,050	190

*Measurement in terms of NIA

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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Olivia Stapleton, Agency Surveyor

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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.

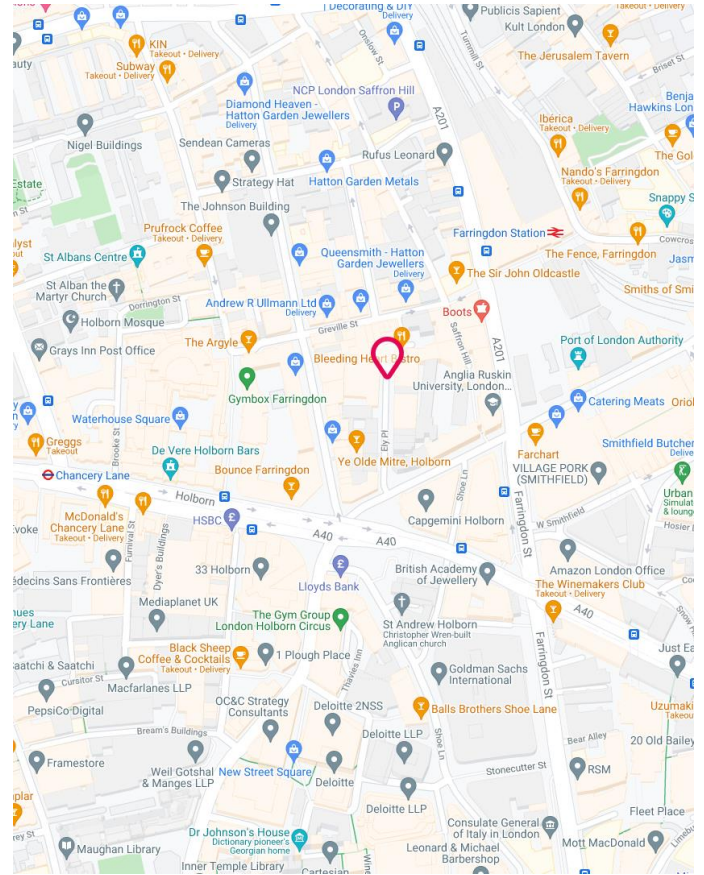
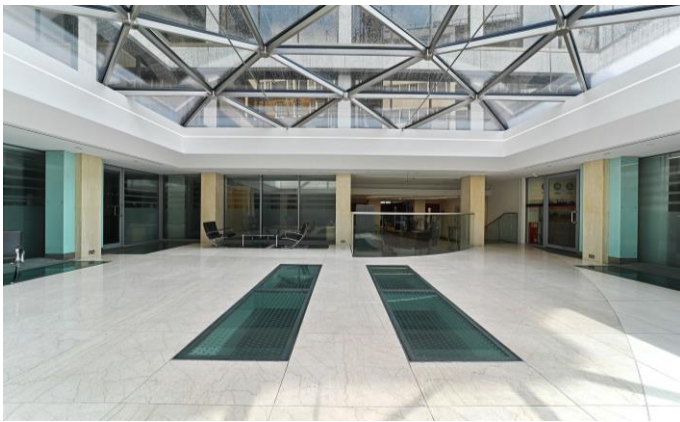
Subject to Contract January 2022

Audrey House, 16-20 Ely Place

Holborn, London, EC1N 6SN



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Terms

Tenure:	Leasehold
Lease:	Available on new effective FRI lease direct from the freeholder
Rent:	£35.00 psf pax
Rates:	Estimated at £14.45 psf (2017/18)
Service Charge:	Approximately £10.00 psf pax

Amenities

- Refurbished
- Air Conditioning
- LED Lighting
- Impressive ground floor atrium
- Stylish reception with security
- New showers
- 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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