

FITTED OFFICES TO LET WITH EXCELLENT VIEWS | 2,705 SQFT



Location

The building is conveniently located on the west side of the square in the heart of midtown, close to its boundary with Covent Garden. Excellent transport links with Holborn (Piccadilly and Central lines) underground station within a short walk and numerous bus routes along Kingsway.

Floor Areas

Floor	sq ft	sq m	
1st Floor	2,705	251	Available
TOTAL (approx.)	2,705	251	

*Measurement in terms of NIA

Description

The main entrance and common areas have undergone a comprehensive, sympathetic refurbishment which highlights the original architectural features.

Part 1st floor offers a fully fitted suite which overlooks Lincoln's Inn field. The accommodation offers mainly open, two meeting rooms, board room, soft seating room, coms room and kitchen.

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.

Bert Murray, 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 December 2022

Queens House, 55-56 Lincoln's Inn Field London, WC2A 3LJ



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Terms

Tenure:	Leasehold
Lease:	An assignment of the existing lease until May 2024
Rent:	Passing £45.10 psf excl.
Rates:	Estimated at £23.65 psf (2022)
Service Charge:	Approximately £7.00 psf pax

Amenities

- Fully fitted accommodation
- Excellent natural light
- Stunning views across Lincoln's Inn Field Garden Square
- Common Parts & Entrance upgraded
- Metal tiled ceiling
- Air conditioning
- Showers & cycle storage

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