

GROUND FLOOR OFFICE AVAILABLE TO LET | 1,216 sq ft



Location

Ely Place is a unique, attractive, historic and private gated street of both architectural and historic interest. 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 and the new Elizabeth Line) 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 (the "Beagles"). At the end of the street is a secret door through to Bleeding Heart Yard.

Description

Audrey House is the grandest and most prominent, prestigious building on Ely Place, situated adjacent to the historic St. Etheldred's Crypt.

The building has an ornate period façade. It has been extensively redeveloped and modernized to provide large, modern, office floors.

There is a new reception, commissionaire, passenger lifts and (new) extensive end of journey facilities including bike racks, a bike workshop and luxurious showers.

Floor Areas


Floor	sq ft	sq m
Ground Floor	1,216	113
TOTAL (approx.)	1,216	113

*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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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.

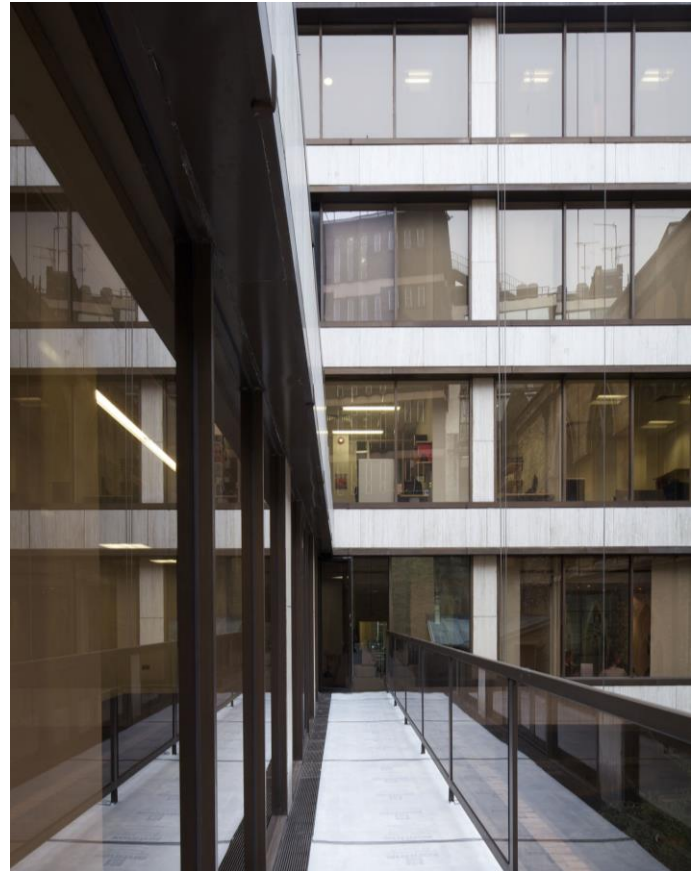
Subject to Contract August 2023

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:	£67.50 psf pax
Rates:	Estimated at £20.00 psf pax <i>(all interested parties should make their own independent enquiries of the VOA)</i>
Service Charge:	Approximately £10.00 psf pax

Amenities

- Impressive ground floor atrium with new feature lightwell and staircase
- Stylish reception with security
- New showers/bike racks/bike workshop
- Car parking available (by separate agreement)
- Commissionaire and onsite building manager
- Flexible leasing policy
- Alternative uses considered

Jason Hanley, Partner

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