

OFFICES TO LET WITH VIEWS OVER LINCOLN'S INN FIELDS | 1,500 – 3,340 sq ft



Location

The property is prominently located on the north side of Lincoln's Inn Gardens and benefits from excellent public transport facilities, providing good access to all parts of Central London.

Situated less than a 5 minutes' walk from Chancery Lane (Central line) and Holborn (Piccadilly and Central lines) underground stations, with Farringdon (Metropolitan, Circle, Hammersmith & City and Elizabeth lines) station within a 10-minute walk.

Description

The 3rd floor provides 1,840 sq ft of column free space with excellent natural light and views over Lincoln's Inn Fields.

The office benefits from VRV air conditioning system, under floor trunking and a passenger lift.

The lower ground floor can be self contained and is suitable for a number of alternative uses and provides c.1,500 sq ft of bright open plan space.

Floor Areas


Floor	sq ft	sq m
3 rd Floor	1,840	171
Lower Ground	1,500	139
TOTAL (approx.)	3,340	310

*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.

Rhys Evans, Partner

 020 7025 1393

Olivia Stapleton, Agency Surveyor

 020 7025 8940

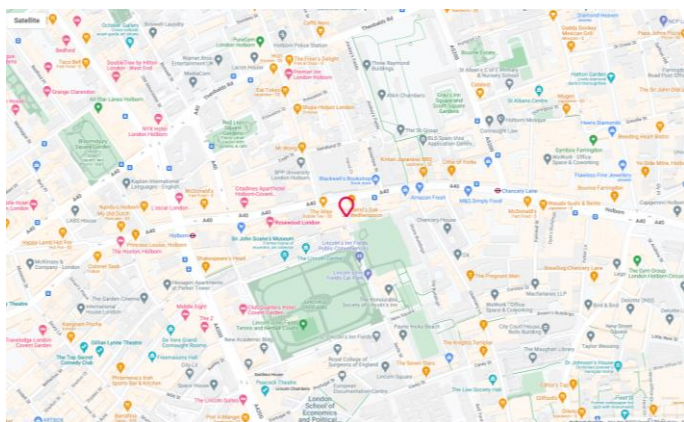
Applicants are advised to make their own enquires in respect of all rates payable to local authorities and taxes. We recommend you see www.voa.gov.uk for further information. None of the systems or services in the property have been tested by us to check they are in working order. Interested parties may wish to make their own investigations. All other information provided is for guide purposes and cannot be relied upon.

Subject to Contract February 2024

**10 Great Turnstile Street,
Holborn, London, WC1V 7HH**



OFFICES TO LET | 1,500 – 3,340 sq ft



Terms

Tenure:	Leasehold
Lease:	A new lease direct from the landlord
Rent:	£35.00 psf - £49.50 psf pax
Rates:	Estimated at £25.00 psf (2023)
Service Charge:	£7.00 psf approx.

Amenities

- Excellent natural light on all sides
- Column free
- VRV air conditioning
- Underfloor trunking
- 2.6m floor to ceiling height
- 1 x 8-person passenger lift
- Shower
- DDA compliant

Rhys Evans, Partner

📞 020 7025 1393
✉️ revans@monmouthdean.com

Olivia Stapleton, Agency Surveyor

📞 020 7025 8940
✉️ ostapleton@monmouthdean.com

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.



Monmouth Dean LLP for themselves and for the lessors or vendors of their property whose agents they are, give notice that: (i) These particulars are set out as a general outline only, for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, any other offer of contract. (ii) All descriptions, dimensions, references to condition and necessary permission of use and occupation, and other details are given without responsibility, and any intending purchasers and tenants should not rely on them as statements or representative of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No person in the employment of Monmouth Dean LLP has any authority to make give any representation or warranty whatever in relation to this property. (iv) Unless otherwise stated all rents and prices quoted are exclusive of VAT which may be payable in addition. Subject to contract.

Subject to Contract February 2024

📞 020 7025 1390

📍 4 Golden Square London W1F 9HT