

Last floor remaining in this comprehensively refurbished office building

18 Holborn, EC1

4,374 square feet – Second Floor

- New reception hall
- Excellent natural light
- Contemporary finishes
- New VRV fan-coil air-conditioning system
- Full access raised floor
- Metal tiled ceilings and light fittings
- 10 person lift
- Bicycle storage, showers and changing facilities
- New WCs
- EPC rating D

Location

18 Holborn is located on the south side of Holborn, close to the entrance to Chancery Lane Underground Station (Central Line) and within close walking distance from Holborn Underground Station (Central and Piccadilly lines). National Rail mainline stations at Farringdon, City Thames link and Blackfriars are all close by.

Accommodation

Built behind an elegant Portland stone façade the building benefits from a contemporary reception, a large bicycle store, ample showers and lockers providing all the facilities and amenities expected in a world class building.

The 2nd floor has an approximate Net Internal Area of 4,374 square feet

Lease

A new effective Full Repairing and Insuring lease direct from the landlord for a term to be agreed

Rent

Quoting £65psf per annum exclusive of rates, service charges and VAT

Rates

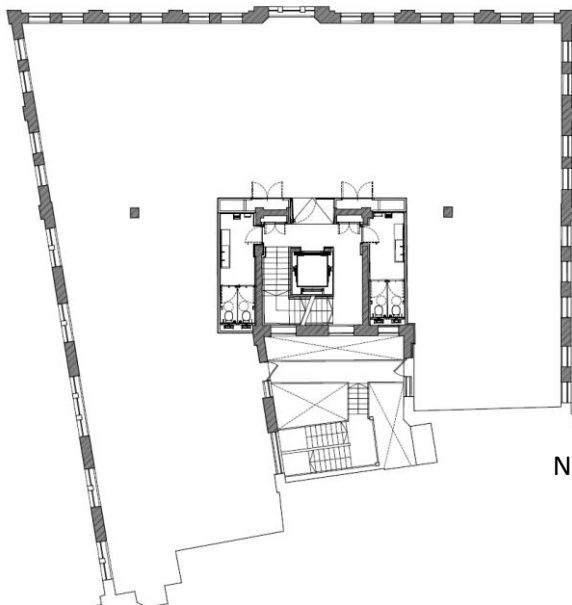
Approximately £20psf

Service charges

Approximately £9.57psf

Viewing through Joint Agents

Julie Rees, Edward Carter or Pippa Vincent of GN2 on 0207 183 7676 or Chris Wright of Hartnell Taylor Cook on 0207 788 3818



Not to Scale – for indicative purposes only

