



## Fitted Office Accommodation with Roof Terrace Available

**18 Holborn, EC1**

1,480 square feet – Fifth Floor

- VRV fan-coil air-conditioning system
- Full access raised floor
- Metal tiled ceilings and light fittings
- Fitted with boardroom, kitchen and open plan
- Roof Terrace
- 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

The fifth floor is fitted to provide an 8 person boardroom, kitchen and open plan accommodation. It comprises a net internal area of 1,480 square feet. There is also a private room terrace.

## Availability

By way of an assignment of an effective Full Repairing and Insuring lease expiring 2025 with a tenant only option to determine in 2020.

## Rent

Passing £60.00psf per annum exclusive of rates, service charges and VAT

## Rates

Rateable Value £42,750

## Service charges

Approximately £9.57psf

## Premium

Offers invite for the benefit of the lease, fixture & fittings

## Viewing through Joint Agents

Mike MacKeith or Edward Carter GN2 on 0207 183 7676



Not to Scale – for indicative purposes only