

TO LET

Office Suite

1st & 6th Floor Office Suites, 20-23 Holborn, London EC1N 2JD

Key information

- 1st floor CAT A+ fit out and ready for occupation
- 6th floor refurbished and ready for a tenant fit out
- Staffed reception
- Passenger lift
- Basement lockers



Jamie Johnson – 07384 115718
jamie.johnson@rapleys.com

Tim Richards – 07917 032674
tim.richards@rapleys.com

Alex Tugwell – 07816 184068
Alex.tugwell@savills.com

James Gillett – 07972 000250
jgillett@savills.com



Location

This property is located on Holborn (A40) close to Chancery Lane tube and opposite the Prudential Buildings.

This part of Midtown has great connectivity with Chancery Lane, Holborn and Farringdon stations very close.

Description

The first floor has been fully refurbished and is furnished ready for immediate occupation.

The suite provides 24 desks, a fully fitted kitchen, 2 sound proofed meeting rooms and a break out area.

The sixth floor has been comprehensively refurbished ready to take a tenant's fit out.

Tenure

Leasehold

Terms

New leases are available direct from the landlord for a term to be agreed.

1st floor

- ❑ Rent - £64.50 per sq ft
- ❑ Service Charge - £21 per sq ft
- ❑ Rates – £22.02 per sq ft

6th floor

- ❑ Rent - £69.50 per sq ft
- ❑ Service Charge - £21 per sq ft
- ❑ Rates - £19.45 per sq ft

Energy Performance Rating

Energy Performance Asset Rating:

1st floor – D (85)

6th floor – E (103)

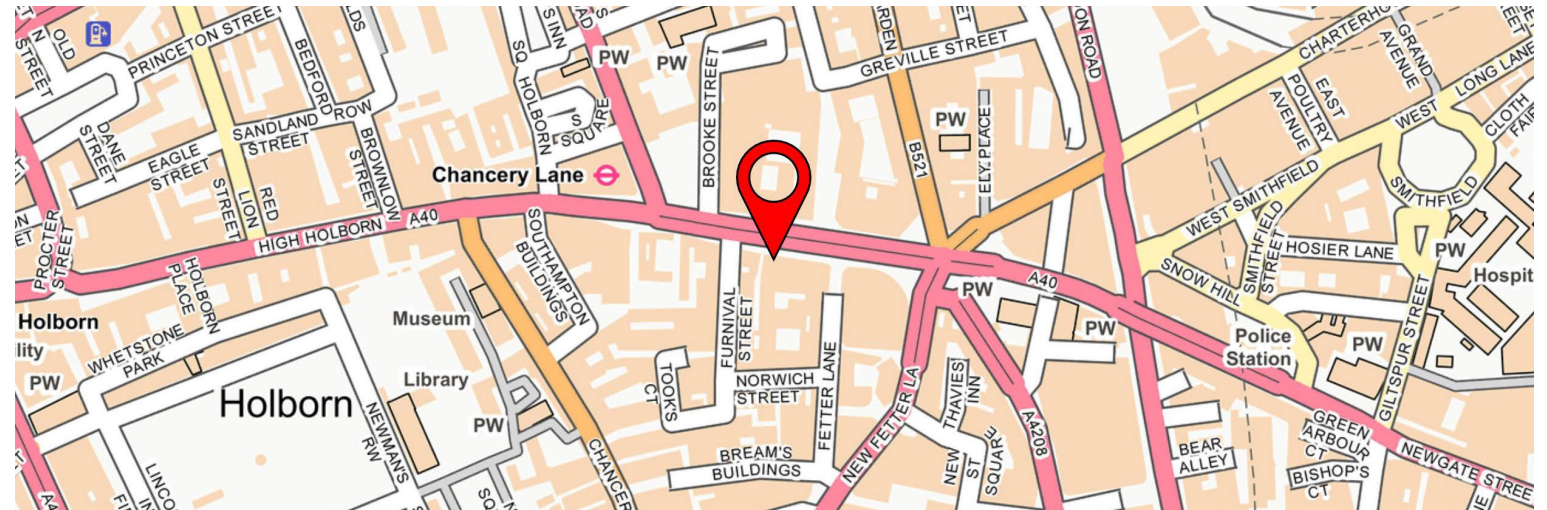
Rating

We are advised that the Rateable Value for the 1st floor office is £122,000.

We are advised that the Rateable Value for the 6th floor office is £110,000.

Interested parties are advised to make their own enquiries to the local authority regarding the rates liability and any reliefs that may be available.

Further information is also available at www.gov.uk/calculate-your-business-rates



Accommodation

The property comprises the following approximate floor areas:

	Sq m	Sq ft
1 st floor office	247.03	2,659
6 th floor office	252.13	2,714
Total	499.16	5,373

Note the above areas have been calculated in accordance with the RICS Code of Measuring Practice on an approximate net internal basis and must be verified by interested parties.

VAT

All figures quoted are exclusive of Value Added Tax which will be charged at the prevailing rate.

Identity Checks/AML

The Money Laundering Regulations require us to conduct checks upon all Prospective Parties.

Prospective Parties will need to provide proof of identity and residence. For a Company, any person owning more than 25% must provide the same.

Viewing

Strictly by appointment via the joint letting agents.



For further details contact:

Jamie Johnson

D: +44 (0) 7384 115718

jamie.johnson@rapleys.com

Tim Richards

D: +44 (0) 7917 032674

tim.richards@rapleys.com



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Registration No: OC308311. Registered Office at Unit 4, Incubator One, Alconbury Weald, Huntingdon, Cambridgeshire PE28 4XA.
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rapleys.com
0370 777 6292

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