

## TO LET OFFICE SUITE

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

### Key information

- 1<sup>st</sup> floor CAT A+ fit out and ready for occupation
- 6th floor awaiting fit out to CAT A+
- Staffed reception
- Demised WC's  Reception area
- Showers  Basement lockers
- Passenger lift  Bike storage



### Contact

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## 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 is awaiting fit out to CAT A+ standard.

## Terms & Tenure

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

### 1<sup>st</sup> floor

- Rent - £64.50 psf
- Service charge - £21 psf
- Rates - £23 (est)

### 6<sup>th</sup> floor

- Rent - £69.50 psf
- Service Charge - £21 psf
- Rates - £22 psf

## Energy Performance Rating

Energy Performance Asset Rating:

1<sup>st</sup> floor - D(85)

6<sup>th</sup> floor - E(103)

## Rating

We are advised that the Rateable Value for the 1<sup>st</sup> floor office is £110,000 and for the 6<sup>th</sup> floor office the Rateable Value is £99,500.

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](http://www.gov.uk/calculate-your-business-rates).

## VAT

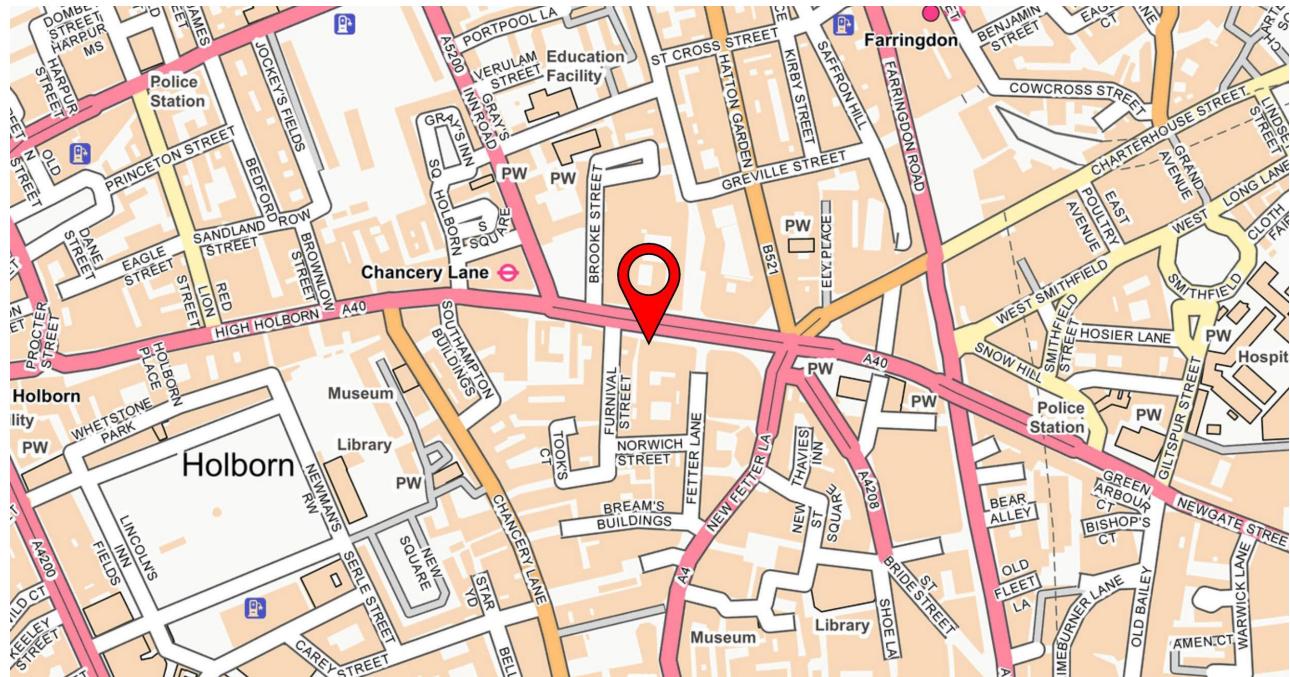
The property is VAT elected.

## 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 via the joint letting agents only



## Accommodation

The property comprises the following approximate floor areas:-

	Sq m	Sq ft
1 <sup>st</sup> floor Office	247.03	2,659
6 <sup>th</sup> floor Office	225.00	2,422
<b>Total</b>	<b>472.03</b>	<b>5,081</b>

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.



## About us

Rapleys is an **action-oriented** property consultancy, offering building consultancy, commercial, planning and residential property services, operating from seven offices across the UK:

- Birmingham
- Bristol
- Cambridge
- Edinburgh
- Huntingdon
- London
- Manchester



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