



Description

The building is located on High Holborn close to the junction of Chancery Lane and is within close proximity to Chancery Lane Underground Station (Central line) and within a short walking distance of Farringdon Station (Mainline, Hammersmith & City, Metropolitan and Circle Lines); the station has been fully remodeled in anticipation of Crossrail in 2018.

Floor areas

Floor	Sq Ft	Availability
6th	2,979	Under Offer
4th	3,079	Available
Total	6,058	

Specification

- 24 Hour access and security
- Comfort cooled
- Commissionaire
- Modern Reception Area
- Roof Terrace
- Showers and Cycle Storage
- Two Passenger Lifts

Terms

New lease available direct from the freeholder.

EPC Rating

G - 154

Rent and Outgoings

Rent: £42.50 per sq ft

Rates: £14.00 per sq ft

Service charge: £9.50 per sq ft

52 - 54 High Holborn, London, WC1V 6RL | highholbornhouse.com

Farebrother | Jack Knivett | 020 7855 3559 | jknivett@farebrother.com
 Julian Hind | 020 7855 3558 | jhind@farebrother.com
 Alex Krivinskas | 020 7855 3551 | akrivinskas@farebrother.com

Allsop | James Proctor | 020 7588 4433 | james.proctor@allsop.co.uk
 Barney Lewis | 020 7437 6977 | barney.lewis@allsop.co.uk

Misrepresentation 1. Allsop LLP and Farebrother on its own behalf and on behalf of the vendor/lessor of this property whose agents Allsop LLP and Farebrother, give notice that: (a) these particulars do not constitute in whole or in part an offer or contract for sale or lease; (b) none of the statements contained in these particulars as to the property are to be relied on as statements or representative of fact; and (c) the vendor/lessor does not make or give, and neither Allsop LLP or Farebrother nor any of its members or any person in its employment has any authority to make or give, any representation or warranty whatsoever in relation to the property. The only representations, warranties, undertakings and contractual obligations to be given or undertaken by the vendor/lessor are those contained and expressly referred to in the written contract for sale or agreement for lease between the vendor/lessor and a purchaser or tenant. 2. Prospective purchasers or tenants are strongly advised to: (a) satisfy themselves as to the correctness of each statement contained in these particulars; (b) inspect the property and the neighbouring area; (c) ensure that any items expressed to be included are available and in working order; (d) arrange a full structural (and where appropriate environmental) survey of the property; and (e) carry out all necessary searches and enquiries.