

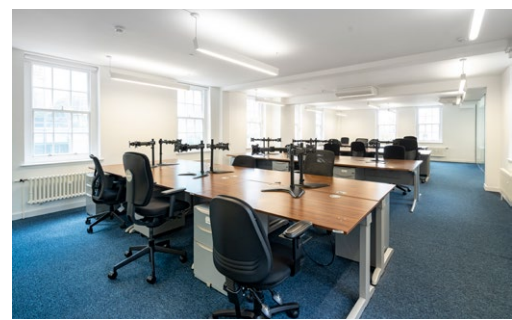
THAVIES INN HOUSE

**3-4 HOLBORN CIRCUS
LONDON EC1**



AVAILABLE ON SHORT FLEXIBLE LEASES
ON COMPETITIVE FINANCIAL TERMS

FROM 1,091 SQ FT - 11,712 SQ FT OF FULLY FITTED OFFICE
ACCOMMODATION ACROSS THREE SEPARATE FLOORS



DESCRIPTION

The office accommodation is situated on the ground, 1st and 4th floors within the building. The 1st and 4th floors benefit from extensive window frontage on to Holborn Circus, a range of private offices, meeting rooms, kitchen and open plan offices.

SPECIFICATION

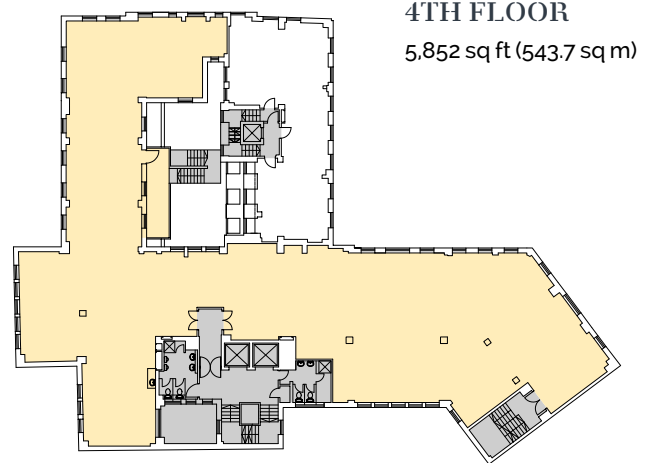
- Flexible terms
- Onsite building manager
- 2 passenger lifts
- Air conditioning
- Raised floors
- Excellent levels of natural light
- Shower facilities
- Kitchen

ACCOMMODATION

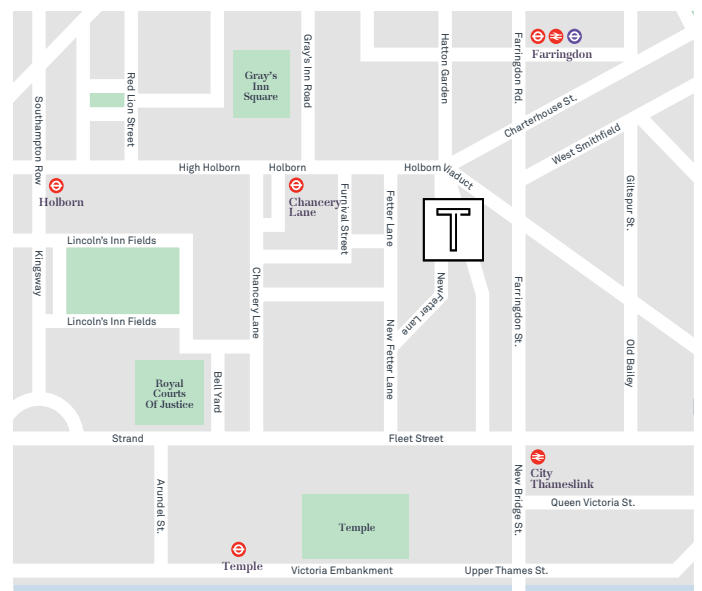
Floor	Sq Ft	Sq M
4th	5,852	543.7
1st	4,769	443.1
Part Ground	1,091	101.4
Total	11,712	1,088.1

LOCATION

The building is in the heart of Midtown on the south side of Holborn Circus at its junction with St Andrews Street – with easy access to Chancery Lane, City Thameslink and Farringdon stations (Elizabeth Line running from later this year). Its proximity to Farringdon and Holborn provides occupiers with a rich mix of retail and social amenities.



Plan not to scale, for indicative purposes only.



VIEWING

Strictly through sole letting agents.

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