

# To Let

First Floor : 3,380 sq ft\*

**New Penderel House,  
284-288 High Holborn, London, WC1**



#### Location:

New Penderel House is located on the south side of High Holborn with Holborn (Central & Piccadilly lines) and Chancery Lane (Central line) stations located within a very short walk. Farringdon station (Thameslink, Circle, Metropolitan, Hammersmith & City lines) is within 7 minutes walk. The immediate area provides a good selection of shops, restaurants, bars and gyms.

#### Accommodation:

First Floor : 3,380 sq ft (314 sq m)

*\*Measured in accordance with the RICS Code of Measuring Practice, Edition 6.*

#### Amenities:

- Raised floors
- Air conditioning
- Plaster ceilings with suspended lighting
- Fully cabled
- Fibre line with server room
- Open plan floor with 2 meeting rooms
- Excellent natural light
- Kitchen
- En-suite Male & Female WCs
- Commissionaire and 2 passenger lifts

#### Terms:

An assignment of the existing lease expiring 23<sup>rd</sup> May 2021. A cash contribution or a rent free period is available to re-carpet and redecorate the accommodation

#### Passing Rent:

£160,500 per annum (£47.50 per sq ft)

#### Rates:

£63,099 per annum (£18.66 per sq ft) (18/19)

#### Service Charge:

Fixed at £21,970 per annum (£6.50 per sq ft)



#### West End Office:

Michael Watt

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#### City Office:

Oliver Bowcott

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# To Let

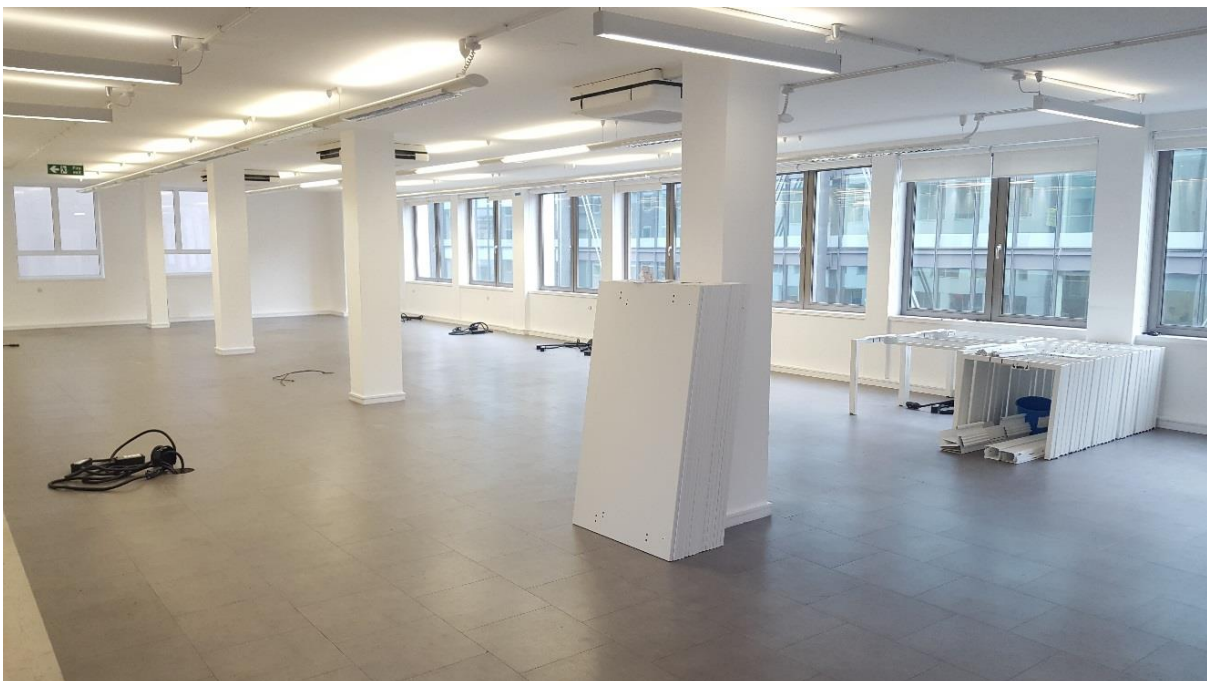
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*Photo of existing first floor office*

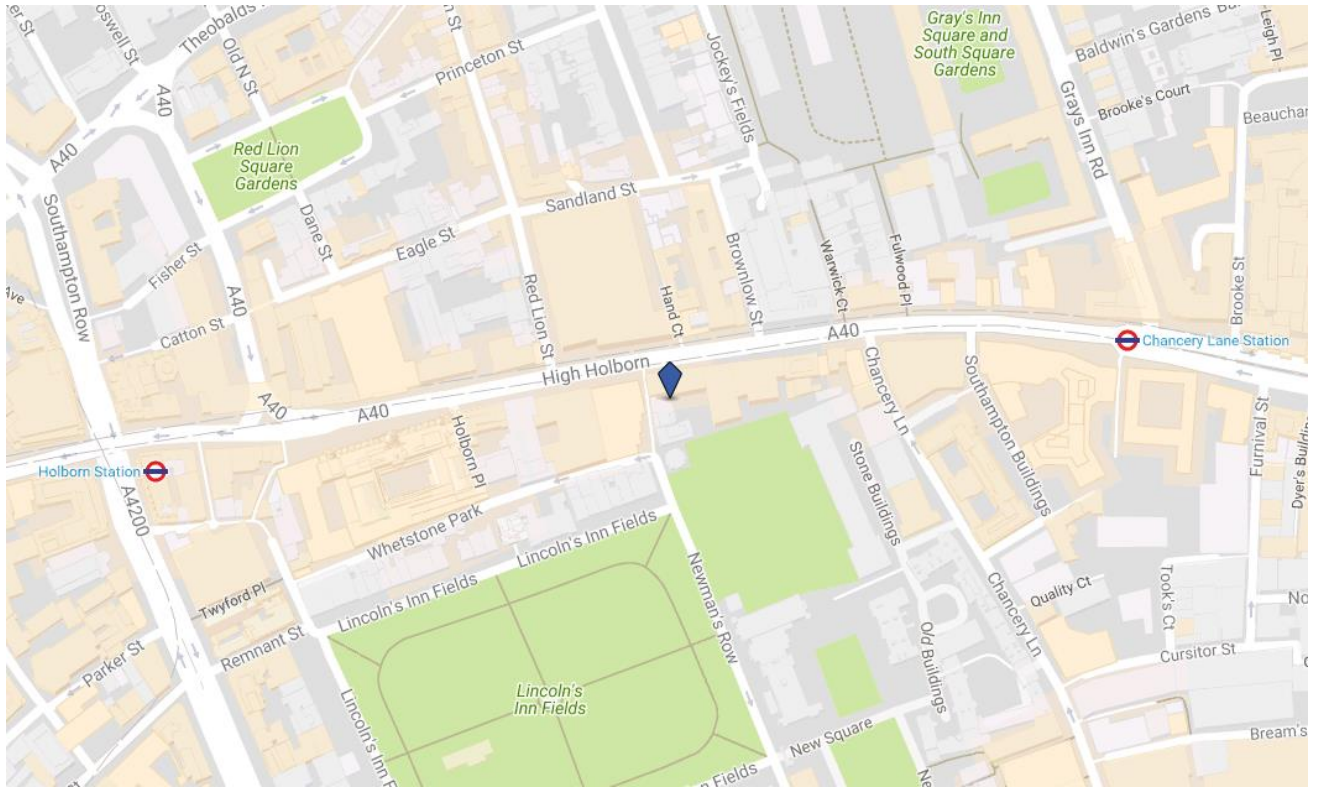


*Photo of the vacant open plan 5th floor for indicative purposes, floorplate is similar to the 1st floor.*

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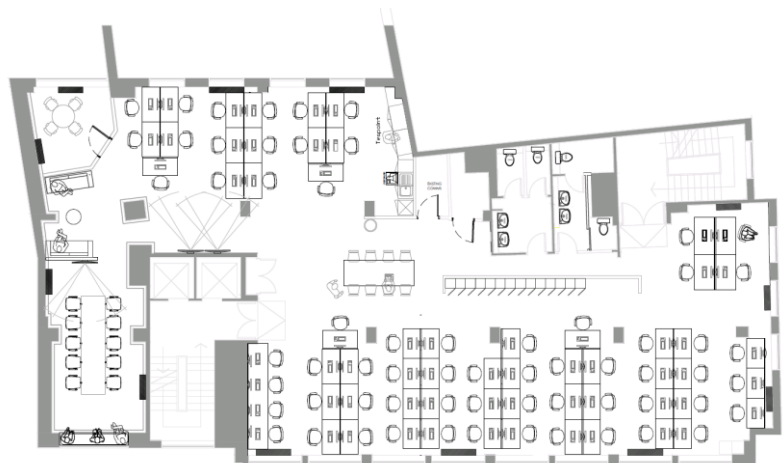
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## Transport links (walking time):

- Chancery Lane – 3 minutes
- Holborn – 3 minutes
- Covent Garden – 10 minutes
- Farringdon – 7 minutes
- Temple – 13 minutes



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