

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
- Recently re-carpeted and re-painted

Terms:

An assignment of the existing lease expiring 23rd May 2021.

Or a new lease direct from the landlord.

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)

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Joint Agent:

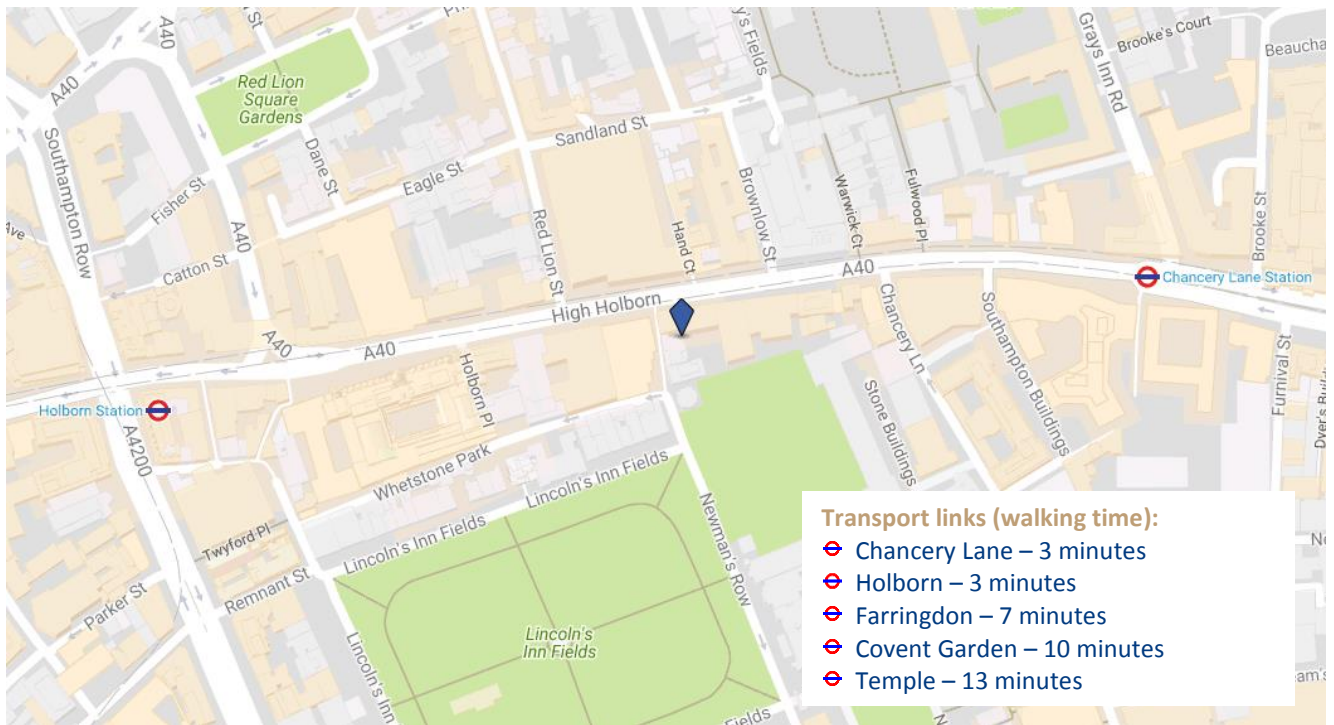
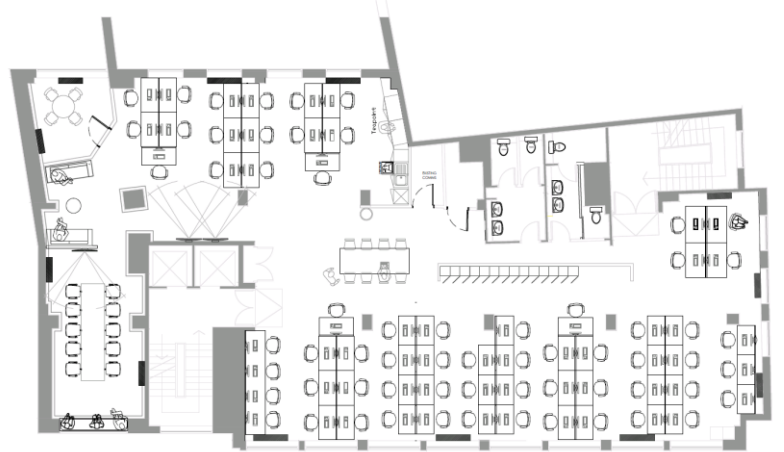
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