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CONTEMPORARY SUITE TO LET

DUAL USER: B1 / D1

STAPLE INN BUILDINGS SOUTH
LONDON WC1

895 sq ft (83 sq m) approx

Location

Staple Inn Buildings South forms part of the historic Staple Inn Estate, situated on High Holborn, immediately opposite the junction with Gray's Inn Road, and adjacent to Chancery Lane Underground Station.

The property is accessed from the pedestrian walkway which links High Holborn with Southampton Buildings (immediately to the south).

Accommodation

The following suites are currently available:

3rd floor

895 sq ft



Amenities

- *Entry phone system
- *Original wood flooring
- *Comfort cooling
- *On site building manager
- *Refurbished common areas

Lease

A new lease is available direct from the landlord for a term by arrangement.

Rent

£40,275 per annum exclusive.

Service Charge

£6.50 per sq ft, exclusive of VAT.

Business Rates

The premises are assessed to RV£19,250.

Interested parties are advised to make their own enquiries to establish the level of rates payable.



[Taken prior to last tenant's occupation]

Insurance

Tenants are required to contribute an appropriate proportion of the costs incurred by the landlord in effecting buildings (and other) insurance which, for the current year, equates to approx. 90p per sq ft.

Viewing

By appointment through

Gale Priggen & Co
02074045043

Clarke Buxton - cb@galepriggen.co.uk
Tim Gale - tpg@galepriggen.co.uk

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