

Preliminary Details

OFFICE BUILDING WITH BOTH B1 AND D1 USE

**WESTGATE HOUSE 8-9 HOLBORN,
LONDON EC1N 2LL**

19,401 SQ FT (1,802.4 SQ M)



Location

The property is situated on the south side of Holborn at its junction with Furnival Street. Chancery Lane Station (Central Line) is 100m away and Farringdon Station (Thames Link, Metropolitan, Circle, Hammersmith and City and Elizabeth Lines) is within easy walking distance.

Accommodation

The Building is fully fitted to a high standard to provide a number of classrooms and is arranged as follows.

Fifth Floor	3,212 sq ft	298.4 sq m
Fourth Floor	3,377 sq ft	313.7 sq m
Third Floor	3,365 sq ft	231.6 sq m
Second Floor	5,048 sq ft	469.0 sq m
First Floor	4,399 sq ft	469.0 sq m
Total	19,401 sq ft	1,802.4 sq m

Amenities

Air-Conditioning
Raised floors
Suspended ceiling with inset fluorescent lights
Reception / security
2 Automatic Passenger Lifts
Kitchenette and WC's on each floor

Lease

A Full Repairing and Insuring lease for a term expiring June 2026 subject to a rent review and tenant option to break in June 2021.

Rent

£650,000 per annum exclusive

Viewings

Strictly by Appointment through sole agents

Mark Kleinman
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