

**HIGH HOLBORN HOUSE
52-54 HIGH HOLBORN
LONDON WC1**

**360 TO 11,760 SQ FT
(33 TO 1,093 SQ M)**



LOCATION

The building is situated on the north side of High Holborn adjacent to the junction with Brownlow Street, equidistant between Chancery Lane and Holborn stations.

DESCRIPTION

The building has an impressive and modern reception with commissionaire. There are a selection of refurbished offices with some benefitting from raised floors.

SPECIFICATION AND AMENITIES

- Modern reception area
- Two passenger lifts
- Commissionaire
- 24 hour access & security
- Newly refurbished
- Raised floors
- Central heating
- Good natural daylight
- Basement storage

ACCOMMODATION

FLOOR	SQ M	SQ FT
Sixth Floor (S)	33	360
Third Floor - U/O	186	2,000
Third Floor (E)	85	920
Third Floor (E)	35	380
Third Floor (N)	143	1,534
Second Floor (N)	44 (U/O)	470 (U/O)
Second Floor (S)	273	2,936
First Floor (S)	294	3,160
Total	1,093	11,760

TERM

New five year leases are available. This will incorporate a rolling Landlord's option to determine after December 2012 on giving 6 months prior notice.

RENT

£17.50 per sq ft

RATES

£11.50 per sq ft approx

SERVICE CHARGE

£8.50 per sq ft approx

VIEWING

Strictly by appointment through sole agents:

Allsop LLP

020 7588 4433

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SUBJECT TO CONTRACT

JANUARY 2011