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HIGH  
HOLBORN



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280 High Holborn lies at the heart of London's vibrant Midtown with great transport links and a wealth of shops, bars and cafés.

For a spot of peace and tranquility, Lincoln's Inn Fields lies just behind this stunning building and there's also a huge range of other amenities right on the doorstep, including gyms, markets and museums.

This part of Holborn is fast, fun and exciting, whilst still retaining its unique neighbourhood feel and personality.

Working at 280 you'll feel like a local in the centre of London.

The 2nd floor comprises 9,499 ft<sup>2</sup> of high quality office accommodation.



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Welcome to 280 High Holborn, an outstanding landmark building in one of London's most accessible locations.

An elegant building with a stone façade and flooded with natural light from its full height glazing on three sides.





Leave the city outside and step into a reception that is created to inspire.





The 2nd floor at 280 High Holborn comprises 9,499 ft<sup>2</sup> of high quality office accommodation.





View of Royal Courts of Justice  
from the 2nd floor.





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Midtown is home to an array of businesses, legal practices, shops, cultural attractions, hotels and academic institutions. As such it's an area that revels in its diversity and offers a welcome to everyone.

Whether a small independent bakery or a multinational corporation, businesses flourish in this uniquely positioned area. Merge the corporate buzz of the City with the dynamic attitude of the West End, add a lot of personality and a wonderful sense of space and community, and you can begin to understand the appeal of Midtown.



Flower Market, Leather Lane

Neal's Yard Dairy,  
17 Shorts Gardens

Fleet River Bakery,  
71 Lincoln's Inn Fields



Lincoln's Inn Fields

Tennis court,  
Lincoln's Inn Fields



The Counter at The Delaunay,  
55 Aldwych

Chancery Court Hotel,  
252 High Holborn

Konditor and Cook,  
46 Gray's Inn Road

Parks & Heritage

- 1 Lincoln's Inn Fields
- 2 Red Lion Square Gardens
- 3 Bloomsbury Square Garden
- 4 Russell Square
- 5 Sir John Soane's Museum

Restaurants / Bars

- 6 The Espresso Room
- 7 Great Queen Street
- 8 Belgo Holborn
- 9 Bill's
- 10 Mas Q Menos
- 11 Holborn Dining Room
- 12 Byron Burger
- 13 Pizza Express
- 14 Scarfes Bar
- 15 The Constellations Restaurant

Hotels

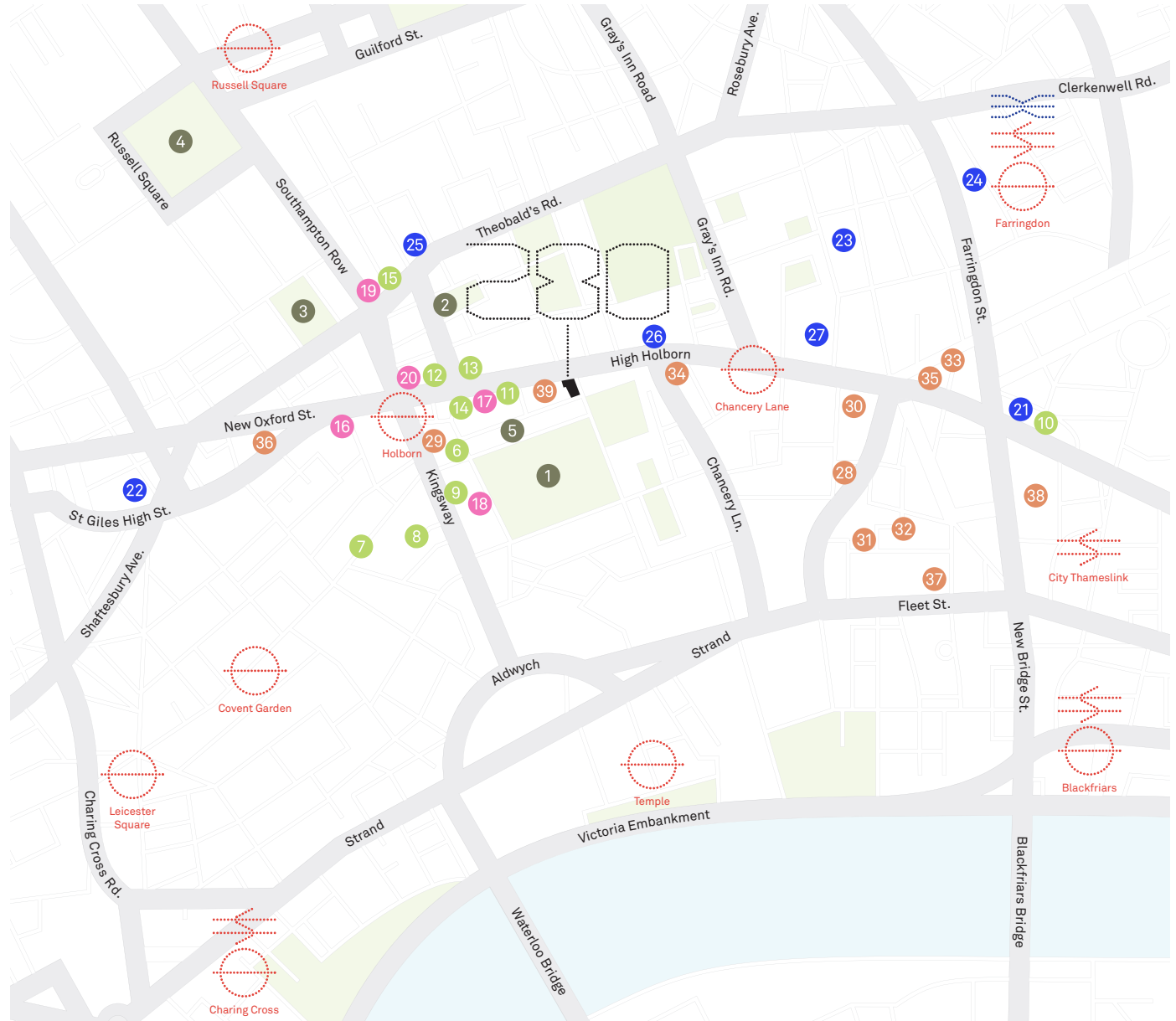
- 16 The Hoxton
- 17 Rosewood Hotel
- 18 Club Quarters Hotel
- 19 Grange Holborn Hotel
- 20 L'Oscar Hotel

TMT

- 21 Amazon
- 22 Google
- 23 Grey Advertising
- 24 Karmarama
- 25 MediaCom
- 26 Warner Bros.
- 27 Weber Shandwick

Corporate / Legal

- 28 Bird & Bird LLP
- 29 Mischon de Reya LLP
- 30 Sainsbury's
- 31 Taylor Wessing
- 32 Deloitte LLP
- 33 Irwin Mitchell
- 34 WSP Group
- 35 Capgemini
- 36 COS
- 37 Goldman Sachs
- 38 LexisNexis
- 39 University of the Arts, London



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280 High Holborn lies at the heart of London, right between the City and West End, with great transport links to access both with ease.

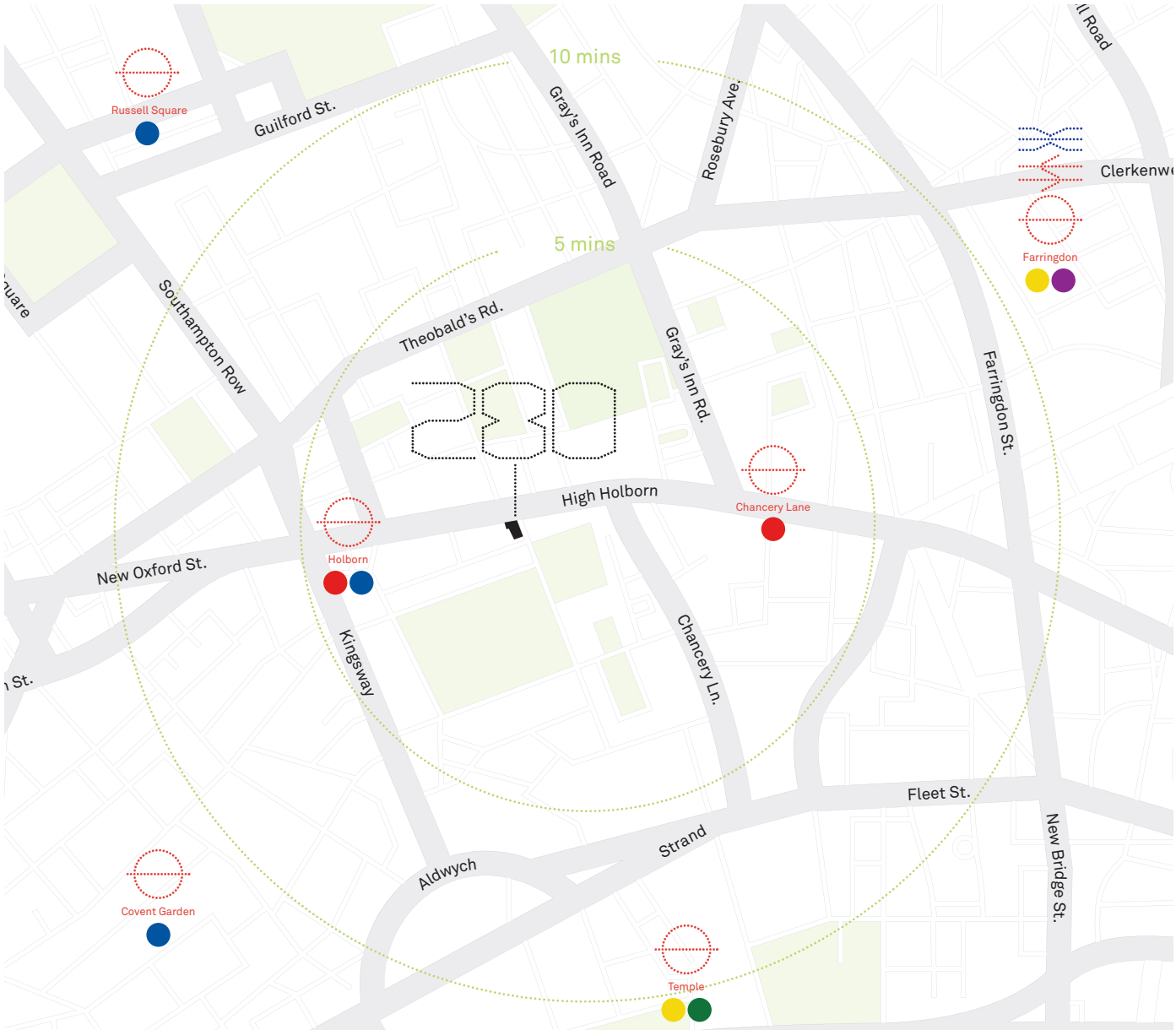
Covent Garden, Soho and the shopping hub of Oxford Street are all within a short walk to the west, as is the regenerated King's Cross; Clerkenwell and Bloomsbury to the north; and the world's greatest financial centre to the east.

Walking Times

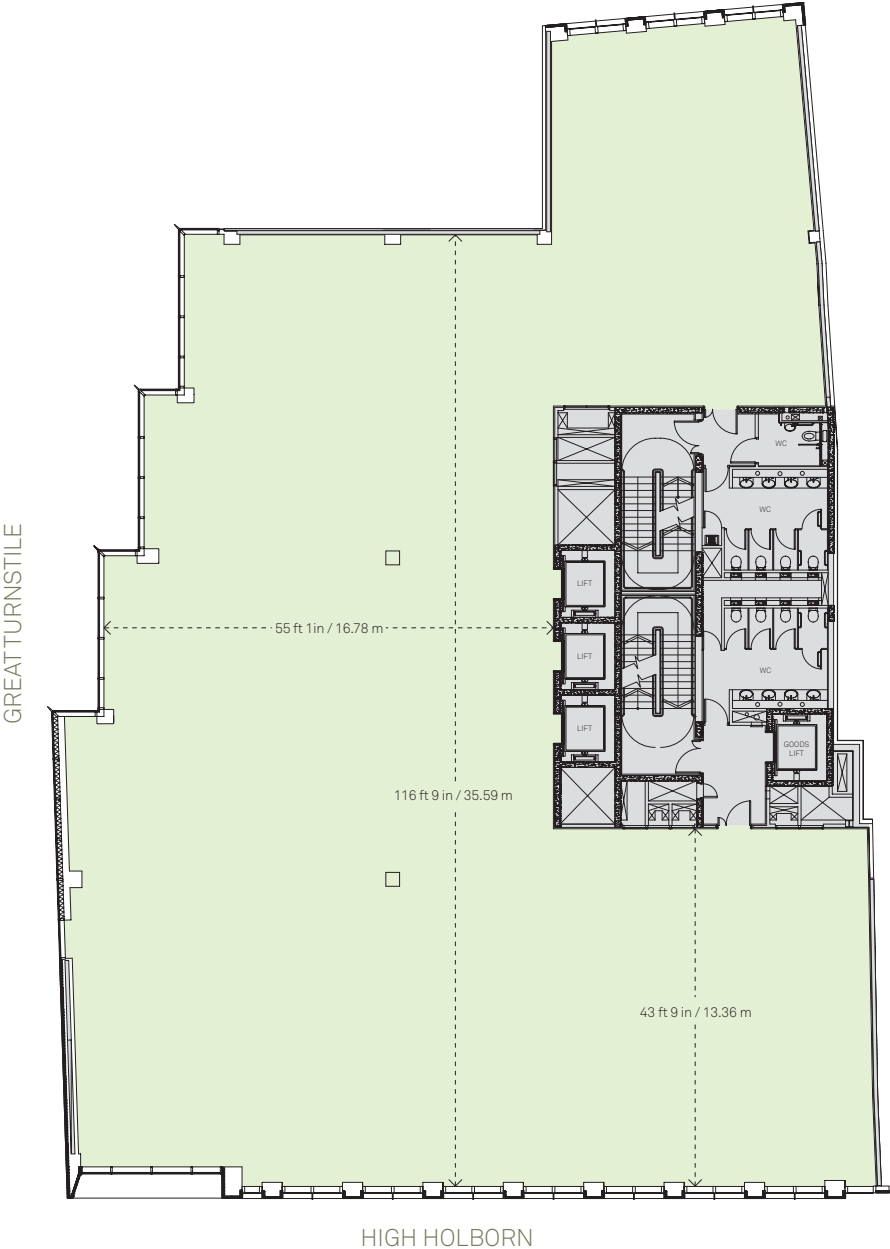
Chancery Lane	3
Holborn	4
Temple	10
Covent Garden	12
Russell Square	12
Farringdon	12

Tube Lines

- Central
- Piccadilly
- Circle
- District
- Metropolitan
- ⋮ Crossrail
- ⋮ British Rail



9,499 ft<sup>2</sup> / 882.5 m<sup>2</sup>

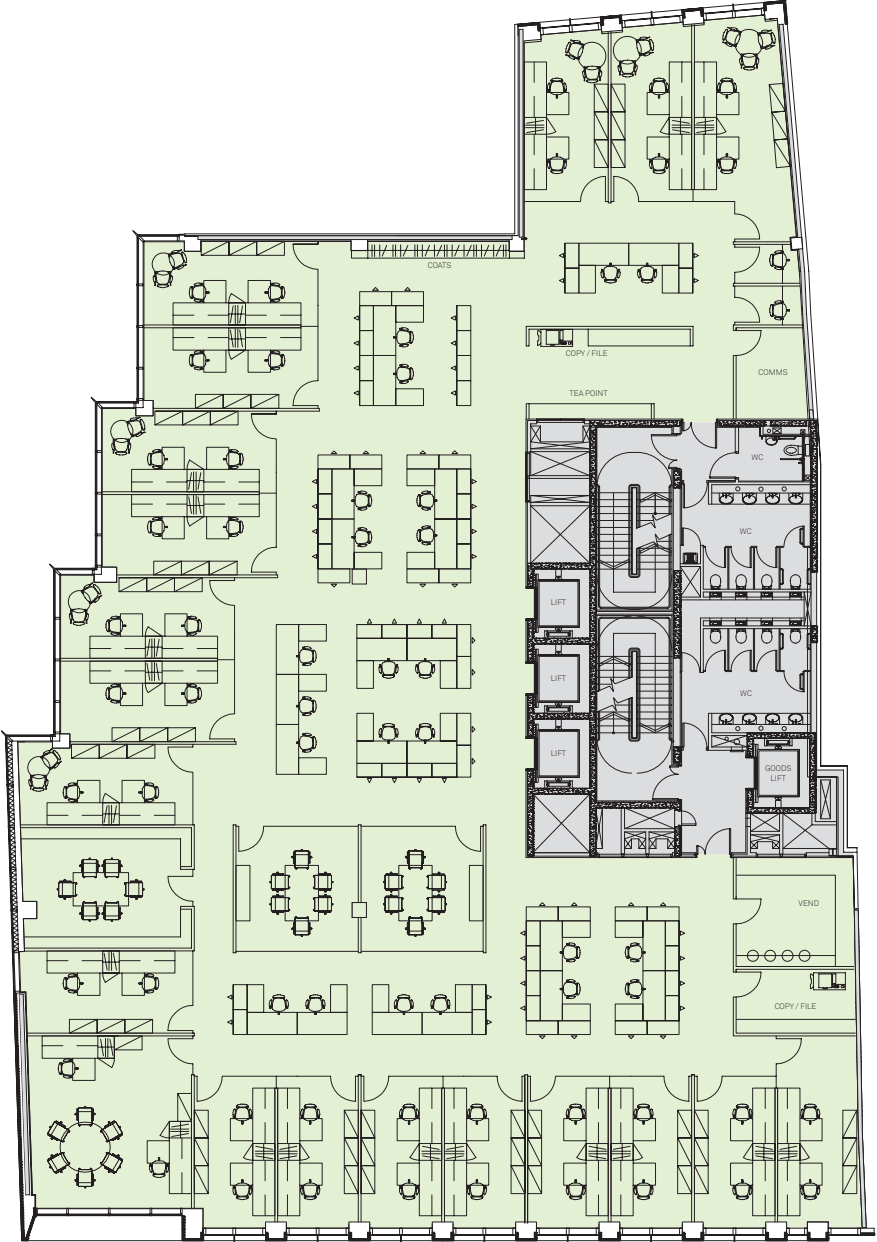


Indicative plan - not to scale.



Legal (UK)

Net Internal Area	9,499 ft2 / 882.5 m2
20 x Double Fee-Earner offices	40
Open Plan Workstations	23
Total Headcount	63
IPR per Fee Earner	236 ft2 / 22 m2
IPR per Person	150 ft2 / 14 m2

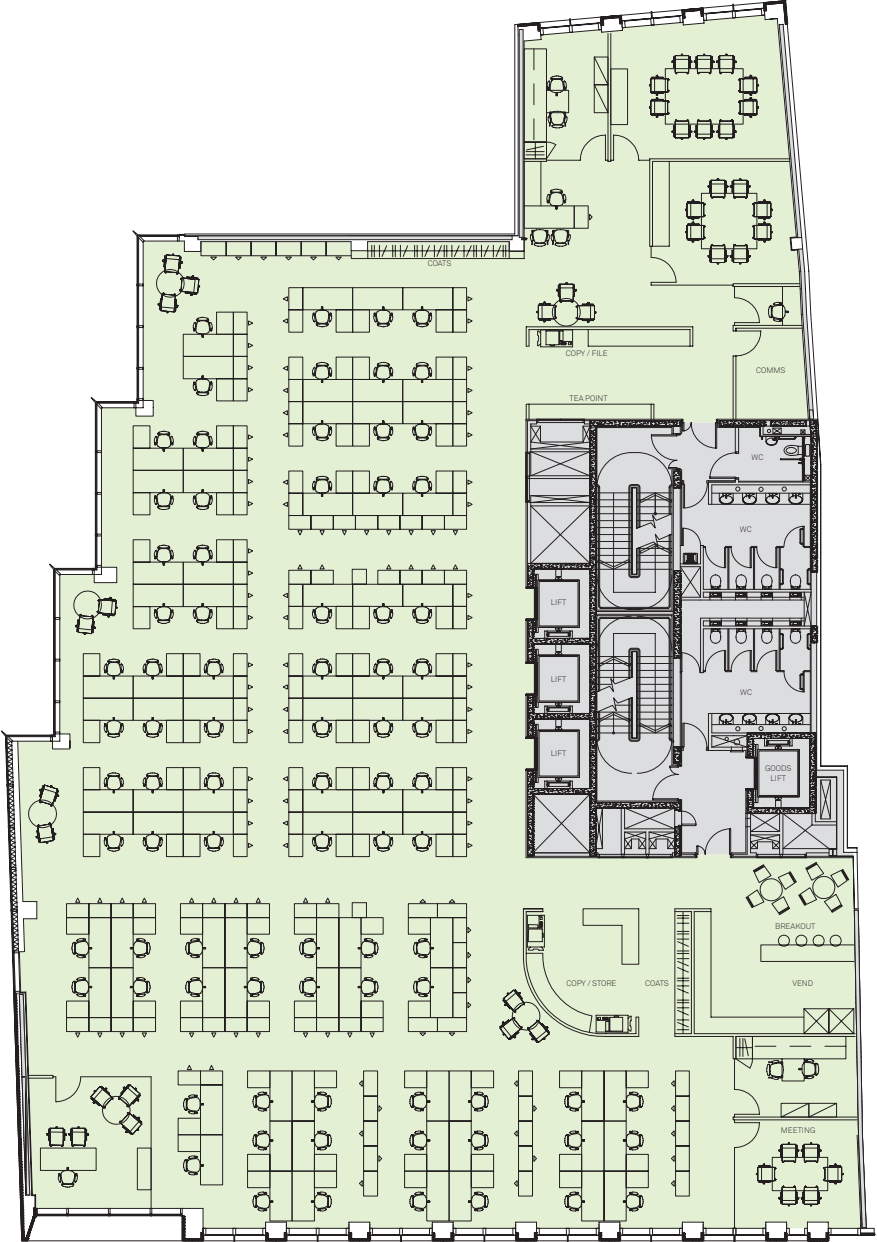


Indicative plan - not to scale.



Corporate Open Plan

Net Internal Area	9,499 ft2 / 882.5 m2
Single Offices	3
Open Plan Workstations	84
Total Headcount	87
IPR per Person	107 ft2 / 10 m2



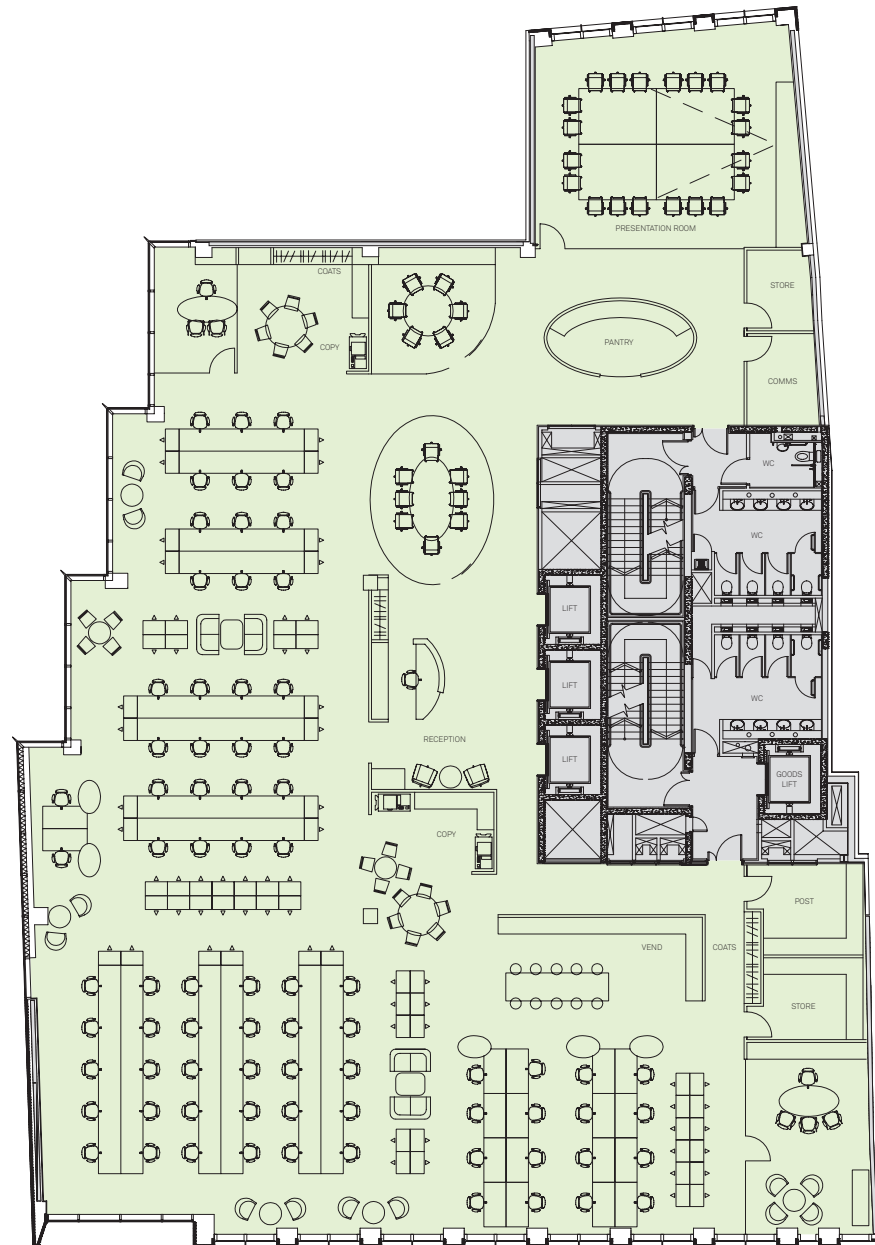
Indicative plan - not to scale.

Media

Net Internal Area	9,499 ft <sup>2</sup> / 882.5 m <sup>2</sup>
Single Offices	2
Open Plan Workstations	80
Reception	1
Total Headcount	83

IPR per Person 114 ft<sup>2</sup> / 10.5 m<sup>2</sup>

NORTH



Indicative plan - not to scale.



Air Conditioning VRF air conditioning



Sustainability BREEAM Excellent



Floor to ceiling height 2.75m



Lighting New LED lightning



Raised Floor 150mm



Bike Store 80 spaces



Ceiling Suspended ceiling with inset lighting



Lockers 40



Lifts 3x13 person passenger lift  
1x1,000 kg /13 person goods lift



Showers 8 showers with towel services and drying room at basement level



Occupancy Levels Internal Environment: 1:10 m<sup>2</sup>



EPC rating B



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**Contact**

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