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**\*\* Office with Dual B1/D1 usage \*\***

# Staple Inn Buildings South London WC1

535 sq ft ( sq m) approx

## Location

The property is situated within The Staple Inn Estate, on the south side of High Holborn, opposite the junction with Gray's Inn Road, and immediately adjacent to Chancery Lane underground station.

## Accommodation

Parts of Staple Inn were originally constructed in the 16<sup>th</sup> Century and it is a unique office environment, with the buildings arranged around a central, landscaped and cobbled courtyard, with attractive gardens to the rear.

The available suite is located on the 3<sup>rd</sup> floor, arranged to provide two inter-communicating offices.





4<sup>th</sup> floor

## Floor Areas & Outgoings

Floor	FT <sup>2</sup>	Rent	S/C	Rates	Total
4	531	£19,385	£3,014	£8,730	LET
3	535	£21,130	£3,036	£7,888	£32,054

## Amenities

- \* Dual B1/D1 Usage
- \* Electric heating
- \* Original timber floor
- \* Period features
- \* Recently refurbished common areas
- \* Entryphone
- \* On-site building manager



4<sup>th</sup> floor

## Lease

A new lease is available for a term by arrangement, to be contracted out of the 1954 L & T Act.

## Possession

Immediately upon completion of legal formalities

## Viewing

Strictly by appointment through sole letting agents:  
Gale Priggen & Co T: 020 7404 5043

Clarke Buxton  
Tim Gale

[cb@galepriggen.co.uk](mailto:cb@galepriggen.co.uk)  
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