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1-3 Staple Inn London WC1

1,617 sq ft (sq m)

Location

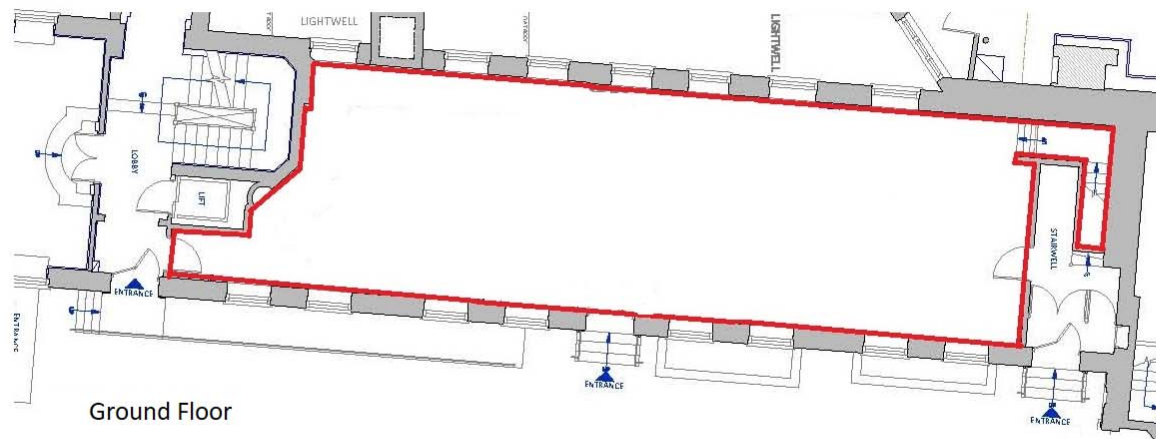
The property is situated within The Staple Inn Estate, on the south side of High Holborn, opposite the junction with Gray's Inn Road, and immediately adjacent to Chancery Lane underground station.

Accommodation

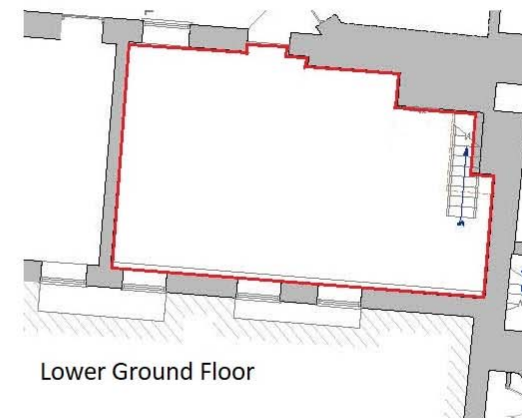
Parts of Staple Inn were originally constructed in the 16th Century and it is a unique office environment, with the buildings arranged around a central, landscaped and cobbled courtyard, with attractive gardens to the rear.

The available suite is arranged over ground and lower ground floor and is currently arranged to provide a mix of open plan and meeting rooms on the ground floor with kitchen/break out area, WCs and shower in the lower ground.





Ground Floor



Lower Ground Floor

Floor Areas & Outgoings

Floor	FT ²	Rent	S/C	Rates	Total
G	1,186				
L/G	482	£75,000	£15,012	£28,047	£118,059
TOTAL	1,617				

Amenities

- * Comfort cooled
- * Gas central heating
- * Perimeter trunking with structured cabling
- * Engineered timber floor
- * Kitchenette
- * Own WC's
- * Shower
- * Own entrance from courtyard
- * Entryphone
- * Storage units available by separate negotiation

Lease

A new lease is available for a term by arrangement. The lease will 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: 02074045043

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