

Commercial Office Space

100 sq ft

Fully inclusive ground floor office set within an attractive grade II listed building

TO LET

45 Bedford Row, Holborn, WC1R 4LN



LOCATION

Bedford Row is a quiet picturesque street which runs parallel to High Holborn. The building itself is situated at the southern end on the corner of Hand Court and is equidistant from both Chancery Lane and Holborn underground stations. The location benefits from the many amenities that are on offer on High Holborn together with the tranquillity provided by Gray's Inn Gardens.

TRANSPORT

Holborn (Central & Piccadilly lines)
Chancery Lane (Central line)



DESCRIPTION

Steeped in character the office is situated in an attractive Grade II listed building. The floor has excellent natural daylight and is newly refurbished to offer a wide range of facilities including 24 hour access, cat 5 cabling, lift, kitchen facilities and shower.

The office has ample branding opportunities on the corner of Bedford Row and Hand Court and would suit a variety of occupiers.

AMENITIES

- All inclusive price
- Flexible lease terms
- Cat 5 cabling
- Meeting room (by separate arrangement)
- Communal kitchen facilities.
- Communal shower
- Furniture also available
- Excellent natural daylight
- Quiet picturesque setting
- Attractive building
- Male and female WC's
- Original features

APPROXIMATE FLOOR AREAS

Ground floor	100 sq ft	9.29 sq m
--------------	-----------	-----------

LEASE

Flexible lease term available until December 2014. Minimum 12 month agreements.

RENT

All inclusive price to include rent, business rates, service charge, cat 5 cabling, all utility bills and full use of communal parts such as kitchenette and shower.

Ground Floor – £10,000 per annum plus VAT.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

PLEASE CONTACT

ANTON PAGE 020 7336 1313

harry@antonpage.com

stephenpage@antonpage.com