

Commercial Office Space
2,820 sq ft / 261.9 sq m
Top Floor Office in Holborn with Panoramic Views

TO LET

**New Penderel House, 284-288 High Holborn,
London, WC1V 7HP**



LOCATION

The building is located on the south side of High Holborn opposite Mid City Place and equidistant between Holborn & Chancery Lane Stations. There are a good selection of shop, cafes, restaurants and bars in the immediate vicinity.

TRANSPORT

Holborn Station (Piccadilly line and Central line)
Chancery Lane Station (Central line)
Farringdon Station (Metropolitan, Hammersmith & City, Circle Lines and Thameslink)
Buses – 55, 243, 63 (Oxford Circus, Waterloo and Kings Cross)
Barclays Bike Dock (Red Lion Street)



DESCRIPTION

The available offices are situated on the seventh & eighth floors. The floors benefit from superb natural light with views across Lincolns Inn from the rear. The building has a commissionaire and is served by two passenger lifts. The floors will be available from June 2013.

AMENITIES

- Newly refurbished floors
- Fully accessible raised floors
- Suspended modern lighting
- Air-conditioning
- Excellent natural daylight
- Male and female WCs
- 2 x passenger lifts

APPROXIMATE FLOOR AREAS

Eighth Floor	2,820 sq ft	261.98 sq m
Seventh Floor	2,820 sq ft	LET
Total	5,640 sq ft	523.96 sq m

LEASE

New full repairing and insuring leases available for a term by arrangement.

RENT

£35.00 per sq ft.

RATES

The rates payable for 2013 are:

8th Floor - £44,197 per annum (£15.67 psf)
7th Floor - £45,800 per annum (£16.24 psf)

These figures are sourced from www.businesslink.gov.uk.

Interested parties must verify these figures from the London Borough of Camden.

SERVICE CHARGE

The service charge is fixed at £6.50 per sq ft.

LEGAL COSTS

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

PLEASE CONTACT

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