

235 HIGH HOLBORN

London WC1



Refurbished Air-Conditioned Office Floor | TO LET | 2,098 sq ft (194.90 sq m)



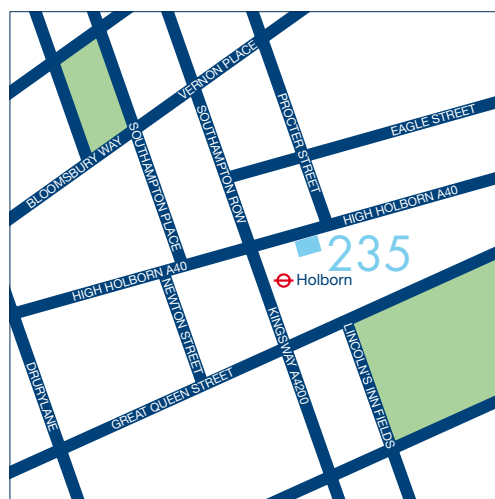
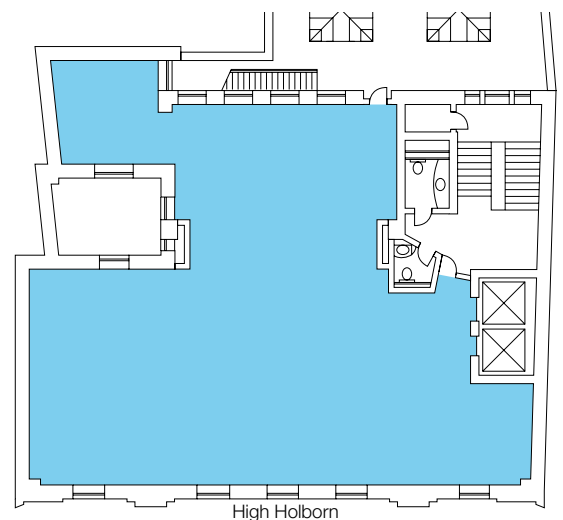
DESCRIPTION

The available accommodation, which is accessed via a staffed reception area, comprises the entire first floor of 2,098 sq ft (194.90 sq m). The offices are predominantly open plan and have recently been refurbished throughout to provide bright, flexible space.

AMENITIES

- Staffed reception
- Air-conditioning
- Server room
- Good floor to ceiling height
- Capped off services
- Two passenger lifts
- Raised floors with Cat V cabling
- Metal tile ceiling with inset lighting
- Secondary glazing
- Excellent transport links

Floor plan not to scale. For indicative purpose only.



LOCATION

The property is located on the south side of High Holborn close to its junction with Kingsway and Southampton Row. The building provides excellent transport links being situated within a minutes walk of High Holborn underground station (Central and Piccadilly lines). Numerous bus routes also pass along High Holborn providing easy access to the City and West End.



TERMS

Upon application.

VIEWING

By appointment through sole agent.

These brief particulars have been prepared as agent for our clients and are intended as a convenient guide to supplement an inspection or survey. Their accuracy is not guaranteed. They contain statements of opinion and in some instances we have relied upon information provided by others. You should verify the particulars on your visit to the property and the particulars do not obviate the need for a full survey and all the appropriate enquiries. Accordingly, there shall be no liability as a result of any error or omission in the particulars or any other information given. February 2011

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