

New Instruction

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PRELIMINARY DETAILS
235 HIGH HOLBORN
LONDON WC1



(Please note the retailer on ground floor has now changed)

REFURBISHED
AIR CONDITIONED
OFFICE FLOOR TO LET
2,098 sq ft
(194.90 sq m)

CHARTERED SURVEYORS
COMMERCIAL PROPERTY ADVISORS

33 Cork Street, London W1S 3NQ F.020 7734 3813

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.

- 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.
- DESCRIPTION:** The available accommodation, which is accessed via a staffed reception area, comprises the entire 1st floor of 2,098 sq ft. The offices are predominantly open plan and have recently been refurbished throughout to provide bright, flexible space.
- AMENITIES:**
- * Staffed Reception
 - * 2 Passenger Lifts
 - * Air Conditioning
 - * Raised Floors with Cat V Cabling
 - * Air Conditioned Server Room
 - * Metal Tile Ceiling with Inset Lighting
 - * Good Floor to Ceiling Height
 - * Excellent Transport Links
 - * Capped Off Services
 - * Secondary Glazing
- TERMS:** A new lease is available direct from the Landlord for a term by arrangement.
- RENT:** £27.50 psf per annum exclusive of business rates, service charge and VAT.
- RATES:** Business rates payable for the year commencing April 2009 equate to approximately £12.36 psf per annum. Tenants are advised to make their own enquiries.
- SERVICE CHARGE:** £12.30 psf per annum, approximately.
- LEGAL COSTS:** Each party is to bear its own legal costs.
- VIEWING:** By appointment through sole agent Ashwell Rogers.

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Subject to Contract