

# 235 HIGH HOLBORN LONDON WC1



## REFURBISHED AIR CONDITIONED OFFICE FLOOR TO LET

2,098 sq ft  
(194.90 sq m)

- 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 1<sup>st</sup> 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
  - \* 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 to expire 18<sup>th</sup> July 2014 outside of the Landlord and Tenant Act 1954.
- RENT:** £27.50 psf per annum exclusive of business rates, service charge and VAT.
- RATES:** Business rates payable for the year 2010/2011 equate to approximately £14.75 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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September 2010  
Subject to Contract