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Fulwood Place, London, Midtown, WC1V 6HG

£125,000 Per Annum

4 storey Office accommodation with lower ground floor areas and balconies on Fulwood Place, conveniently located between High Holborn and Grays Inn Gardens, in the heart of Midtown, one of London's most active and fast growing areas. The property has excellent transport links being within a few minutes walking distance to Chancery Lane (Central Line) & Holborn (Central & Piccadilly Line) Underground Stations.

- 3279 sq ft
- Central London - Midtown
- 4 Floors & lower ground
- central Heating
- Climate controlled
- Roof Terrace
- Adjacent Greys Inn Gardens
- Security Alarm
- Fob security access system
- Entryphone system



LOCATION

Fulwood Place is a quiet pedestrian thoroughfare on the north side of High Holborn, close to the junction with Chancery Lane, which leads directly to Gray's Inn, one of the principal Inns of Court.

Chancery Lane underground station is close by and both Holborn and Farringdon stations are within easy walking distance. Numerous bus routes pass along High Holborn and nearby Gray's Inn Road, affording convenient access to principal mainline termini, such as London Bridge, City Thameslink, Kings Cross, Euston, and Waterloo.

DESCRIPTION

The building is arranged over bmt, gnd & four upper floors, currently configured to provide a comfort-cooled open plan 4th (top) floor - with direct access to a private, secluded terrace to the rear - three floors of offices below, providing six rooms of varying sizes, a large gnd floor reception, with a client waiting area to the rear, a principal meeting room at bmt level, with a smaller secondary room to the rear, and a fitted kitchen.

There is wc accommodation at gnd & 3rd floor levels, inc a DDA facility on the gnd floor. The property benefits from an E use class so would be suitable for a variety of uses to include retail, restaurant/cafe/bar, office & medical.

ACCOMMODATION

The building is arranged around a central core, with office accommodation to the front and rear, enjoying good levels of natural light. The accommodation comprises of the following:

GROUND FLOOR  
Gross internal area 662 sq ft 61.52 M2  
Net internal area 474 sq ft 44.05 M2

FIRST FLOOR  
Gross internal area 607 sq ft 56.36 M2  
Net internal area 430 sq ft 39.95 M2

SECOND FLOOR  
Gross internal area 487 sq ft 45.22 M2  
Net internal area 310 sq ft 23.83 M2

THIRD FLOOR  
Gross internal area 457 sq ft 42.50 M2  
Net internal area 250 sq ft 23.18 M2

FOURTH FLOOR  
Gross internal area 354 sq ft 32.85 M2  
Net internal area 284 sq ft 26.34 M2  
plus balconies

LOWER GROUND FLOOR  
Gross internal area 712 sq ft 66.17 M2  
Net internal area 525 sq ft 48.81 M2

TOTAL  
Gross internal area 3279 sq ft 304.62 M2  
Net internal area 2273 sq ft 211.12 M2



TERMS

The property is available by way of a new Lease term of £124,000 per annum.

The property is elected for VAT.

Whilst the property is not formally on the Market for Sale, parties interested in the purchase of the Freehold are invited to speak with the agent.

ENERGY PERFORMANCE CERTIFICATE

Energy Performance Certificate for this property is:- currently being assessed

This can shortly be viewed on [www.epcregister.com](http://www.epcregister.com)

BUSINESS RATES

According to the Valuation Office Agency website, this property has a rateable value of £55,000

Interested parties are advised to make their own enquiries in this respect.

VIEWINGS

For further information or to arrange a viewing, please contact Peter Davies on 0113 237 0999.

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MISDESCRIPTIONS ACT 1991

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ALL OFFERS ARE SUBJECT TO CONTRACT OR LEASE.  
Details prepared December 2021

