

10 John Street
London
WC1N 2EB

Proposed change of use from
office to residential

Marketing Report

November 2015


D A N K S B A D N E L L

INDEX

1. Introduction

- 1.1 Brief
- 1.2 Existing Building

2. Available Local Office Space

- 2.1 Source of Information
- 2.2 Unique Available Office Space
- 2.3 Unverifiable Adverts
- 2.4 Probably 'Duplicated' Adverts.

3. Findings

- 3.1 Area figures
- 3.2 Limiting factors
- 3.3 Kings Cross Development
- 3.4 Significance of Application Site

4. Conclusion

5. Appendix

- 5.1 Property search list

1.0 BRIEF

1.01 **Brief.** We have submitted a Planning application (ref: 2015/2037/NEW) for change of use of 10 John Street from Class B1 Office to Class C3 residential. The Planning Department has now requested some simple analysis of the market for office space that is currently available to let in the local area in order to help assess the possible impact of the application scheme.

1.02 **Existing Building.** The Gross Internal Area of 10 John Street is 736sqm. The current Planning application seeks consent for the change of use of the entire building, however, it must be noted that this does not mean that 736sqm of actual useable office space will be lost.

The building was purpose-built over 200 years ago as a large family home and so the internal layout is completely domestic in nature. This means that a disproportionate amount of space is set aside for circulation and communal areas (stairs, hallways, kitchenettes, WCs etc.) when compared to a modern office building. As a result the building only offers 420sqm (4,520sqft) of true lettable office space. This equates to less than 60% of the GIA whereas a large efficiently planned modern office might achieve nearer 90% lettable space.

2.0 AVAILABLE LOCAL OFFICE SPACE

2.01 **Source of Information.** The respected commercial lettings website www.propertylink.estatesgazette.com has been used to source current data on available office space in the local area. In order to do this a search was undertaken on 28th October 2015 to identify available office space to let within a 1 mile radius of the application site.

This website compiles adverts from various different commercial agents and so it is possible that the same offices can appear more than once on a search. In order to account for this we have filtered the adverts into the following three categories:

- a. Unique Available Office Space – This category includes all of the advertised office space that we can reasonably confirm are unique properties (i.e. not duplicated in other adverts). This has been deduced by address details, photographs, written descriptions etc. The total floor area of adverts in this category is therefore a very conservative reflection of the office space currently available nearby.
- b. Unverifiable Adverts – This category includes all of the adverts where there is either (i) a suspicion that the advert might be a 'duplicate' advert for office space already included in the category above or (ii) there is insufficient evidence provided within the advert to accurately identify the property. The floor area of adverts in this category may or may not be available in addition to the areas already confirmed as 'unique' above. We cannot rely on these adverts to accurately reflect additional available space so they are only included here as potential additional space.
- c. Probably 'Duplicated' Adverts – This category includes all of the remaining adverts that we believe are probably 'duplicates' of properties included within the other categories above. The floor area of adverts in this category will not be considered 'additional' available space.

2.02 Unique Available Office Space.

Premises	Area (ft ²)
Agar Street, London, Wc2b 4HN	3,892
8 Albemarle Way, London, EC1V 4JB	1,226
40 Bernard Street	30,097
26 Bloomsbury Street (Unit 2), London, WC1B 3QJ	450
10 Bloomsbury Way	122,215
Borough High Street, London, SE1 1JA	1,980
33 Bowling Green Lane, London, EC1R 0BJ	4,726
Brook Street, London, W1K 5DB	1,100
Chancery Lane Offices	20,000
35 Chancery Lane, EC4	65,638
81 Chancery Lane, London, EC4A 1DT	11,081
Clerkenwell Close, London, EC1R 0AT	1,980
33a Clerkenwell Green, London, EC1R 0DU	368
33b Clerkenwell Green, London, EC1R 0DU	368
172 Drury Lane	7,860
Eagle Street, London, WC1R 4AQ	1,980
73 Farringdon Road, London, EC1M 3JQ	650
138 Fetter Lane, London, EC4A 1BX	7,540
The Gatehouse, Fetter Lane, London, EC4A 1BY	635
30 Finsbury Square, London, EC2P 2YU	23,925
200 Gray's Inn Road, London, WC1X 8XZ	18,834
Grays Inn Road, Kings Cross Euston, London, WC1X 8UE	1,980
5 Great James Street, London, WC1N 3DB	583
30b Great Sutton Street, London, EC1V 0DU	512
1-2 Hardwick Street	3,588
59-61, Hatton Garden, Ground Floor Colonial Buildings, EC1N 8LS	750
59-61, Hatton Garden, First Floor Colonial Buildings, EC1N 8LS	750
59-61, Hatton Garden, Third Floor Colonial Buildings, EC1N 8LS	875
59-61, Hatton Garden, Fourth Floor Colonial Buildings, EC1N 8LS	1,715
67/68 Hatton Garden, 11 and 12 New House, London, EC1N 8JY	1,600
67/68 Hatton Garden, 25/26 New House, London, EC1N 8JY	292
67/68 Hatton Garden, 68 New House, London, EC1N 8JY	875
High Holborn, London, WC1V 7EX	440
High Holborn, Covent Garden, London, WC1V 7QT	1,980
High Holborn, London, WC1V 6BX	1,980
71 High Holborn (6th floor, Midcity Place) (WC1V 6EA)	28,930
110 High Holborn, WC1 (WC1V 6JS)	40,264
289 High Holborn, London, WC1V 7HZ	982
322 High Holborn, London, WC1V 7PB	14,767
Holborn, London, WC1V 7JH	1,980
Holborn, Halton House, London, EC1N 2JD (7 th Floor)	1,965
Holborn, Halton House, London, EC1N 2JD (2 nd Floor)	2,666
40 Holborn Viaduct, Holborn, EC1N 2PB	6,362
John Street, London, WC1N 2ES	385
6 Kean Street, Kean House, London, WC2B 4AS	1,500
Kings Cross Road, Kings Cross Euston, London, WC1X 9LW	1,980
23 Kingsway, York House, London, WC2B 6UJ	14,000
71 Kingsway, London, WC2B 6ST	5,780
Kirby Street, Farringdon, London, EC1N 8TE	1,980
Lothbury, City, London, EC2R 7AE	1,980
Pine Street, London, EC1R 0JH	1,980
1 Plough Place, EC4	5,420
11-12 Red Lion Square, Summit House	7,650
Rosebery Avenue, Clerkenwell, London, EC1R 4RR	1,980
Rosebery Avenue, London, EC1R 4TD	1,980
1 Rosebery Avenue, London, EC1R 4SR	3,838
Saffron Hill, London, EC1N 8QS	935
41-43, Saffron Hill, London, EC1N 8FH	1,758
Southampton Row, Holborn, London, WC1B 5HJ	1,980
84 Theobalds Rd, Lacon House, London WC1, WC1X 8RW	227,065

10, Warner Street, London, EC1R 5HA	1,000
10b Warner Street, London, EC1R 5HA	3,426

TOTAL **728,998**

2.03 Unverifiable Adverts.

Premises	Area (ft²)
Bloomsbury Offices	10,000
Bloomsbury Offices to Let	10,000
Bloomsbury Offices to Let	10,000
Bloomsbury Offices to Let	10,000
Chancery Lane Offices	15,000
Clerkenwell Offices to Let	10,000
Clerkenwell Offices to Let	15,000
Farringdon Offices to Let	15,000
Farringdon Offices to Let	15,000
59-61, Hatton Garden, First Floor, Unit B Colonial Buildings, EC1N 8LS	1,000
Holborn Offices	10,000
Holborn Offices to Let	10,000
Holborn Offices to Let	10,000
Holborn Offices to Let	15,000
Holborn Offices to Let	15,000
Holborn Offices to Let	20,000
Serviced Offices in High Holborn	2,000
Russell Square London Offices	10,000
Office to Let in Kings Cross	Unknown
Office Premises Circa 100 Metres From Farringdon Station	505
Office Premises Circa 100 Metres From Farringdon Station	875
Office Premises Circa 100 Metres From Farringdon Station	875
Office suites to let in prime location	673
Kings Cross – N1	4,925
St. Andrews House	548
To Let - Contemporary Office	6,103
For Sale/To Let - Unique Office in	3,108
New lease available on Grade II	1,878
<u>TOTAL</u>	<u>212,490</u>

2.04 Probably 'Duplicated' Adverts.

Premises	Area (ft²)
10 Bloomsbury Way, London, WC1A 2SD	117,123
33a&b Clerkenwell Green, London, EC1R 0DU	736
200 Gray's Inn Road, WC1	18,576
200 Gray's Inn Road, London, WC1X 8XZ	9,400
110 High Holborn, London WC1	40,222
71 Kingsway, International Buildings, London, WC2	2,941
84 Theobalds Rd, Lacon House, London WC1X 8RW	216,968
84 Theobalds Rd, Lacon House, London WC1, WC1X 8RW	227,065
<u>TOTAL</u>	<u>633,031</u>

3.0 FINDINGS

3.01 Area figures. On 28th October 2015 www.propertylink.estatesgazette.com was advertising over 1,500,000 sqft office space to let within 1 mile of the application site. We have identified that almost 50% of this space was offered through verifiably unique adverts whilst a further approx. 15% may have also been unique although this cannot be confirmed. The remaining adverts have been discounted due to suspicions that they replicate other space already counted.

In summary:

Unique office space to let –	728,998 sqft
Unverifiable office space to let –	212,490 sqft
Duplicate adverts –	633,031 sqft

It is highly unlikely that all of the ‘unverifiable’ space consists of duplicated adverts and so in reality it is quite likely that the true amount of available space advertised through this website is in excess of 800,000sqft.

3.02 Limiting factors. The following considerations must be noted when interpreting the figures in this document:

- a. The data supplied here is from a single website. There could be a significant number of agents that do not advertise on this site and so the total area figure here must be considered an absolute minimum. It is highly likely that the true amount of space currently available to let in this area is comfortably over 1,000,000 sqft.
- b. This data set only includes lettings, it makes no allowance for office buildings which are being offered for sale. Other data sets submitted to Camden Planning Department in recent years suggest it would be reasonable to assume that if sales figures are included then the available floor space could rise by around 20-25%.

3.03 Kings Cross Development. The major office development at Kings Cross is currently in progress and ‘pre-letting’ discussions have commenced. The developers are stating that over 850,000sqft of office space will shortly be available. This development stands on the edge of the 1mile radius of the application site but would single-handedly double the total available space figure stated above. Kings Cross provides the latest standard of modern-spec office space, tempting away virtually all potential tenants in the area.

3.04 Significance of Application Site. 10 John Street provides 4,520 sqft of lettable office space. This is a tiny proportion of the total space currently being marketed to let on ‘Property Link’ in the local area. Given that the true supply of office space will be significantly greater than advertised on this website the true significance of 10 John Street as a source of office space diminishes yet further.

It is an accepted fact in the local commercial lettings market that John Street and its immediate surroundings are not attractive to new tenants due to the lack of facilities and flexibility in these old Listed buildings. These factors are explained in greater detail in the ‘Loss of Employment Statement’ submitted separately with this Planning application. Most potential tenants in the local area are being tempted away to the nearby Kings Cross development and similar contemporary office buildings with superior facilities, hence the application site has virtually no significance in the current office market.

4.0 CONCLUSION

Overall we conclude that the proposed change of use of 10 John Street will not have a harmful impact upon the local supply of B1 office space.

The building itself constitutes a miniscule proportion of the office space in the local area and this will become even smaller as new phases of the Kings Cross development open for business.

The building has virtually no appeal whatsoever to new tenants due to its inconvenient internal layout, lack of facilities modern and difficulty with making alterations due to its Listed status. It is considered low-grade accommodation for these reasons and is very clearly better suited to its original purpose as a private residence.

These findings clearly support the case for change of use of 10 John Street from Class B1 Office to Class C3 Dwelling.

5.0 APPENDIX

Property search list sourced from www.propertylink.estatesgazette.com on 28th October 2015 for office space available to let within 1 mile of the application site.

Looking for office space?

Search over **7,800 workspaces** at instantoffices.com and get free, impartial advice from the experts.

Call **0203 142 8595** to begin your search >

InstantOffices

The UK's commercial property listings site, brought to you by Estates Gazette

[Home](#) [Find an agent](#) [Tenant advice](#) [About us](#) [Privacy & cookies](#)

[Market your property](#) [Register](#) [Login](#)

114 Offices for rent in WC1N 2EB, UK

[Email me similar properties](#)

[Save this search](#)

[Print](#)

Page 1/3



[Save this property](#)

Lothbury , City, London, EC2R 7AE

Serviced Office, Offices 100 - 1980 Sq Ft

ROA

TO RENT

InstantOffices

[View full details](#)



[Save this property](#)

To Let - Contemporary Office...

Office, Offices 6103 Sq Ft

ROA

TO RENT

Dalton Warner Davis

[View full details](#)



200 Gray's Inn Road, London, WC1X 8XZ

Office, Offices

9400 Sq Ft

TO RENT £339,998.00



Stunning atrium
Roof terraces
6 x 10-person passenger lifts
1 x 3,000 kg goods lift



200 Gray's Inn Road, London, WC1X 8XZ

Office, Offices

18834 Sq Ft

TO RENT £60.00-£60.00 Per Sq Ft



The building has undergone a transformational refurbishment. Refurbished to provide the following:-3.4m floor to ceiling...



Eagle Street, London, WC1R 4AQ

Office, Serviced Office, Offices

55 - 1980

TO RENT ROA



Fully inclusive workspace available to rent in Holborn - WC1R. Call on 0203 142 8595 now to speak to one of our expert team...



200 Gray's Inn Road, WC1

Office, Offices

18576 Sq Ft

TO RENT ROA



200 Gray's Inn Road is a landmark office building designed by Foster + Partners providing 247,382 sq ft of high quality space....



5 Great James Street, London, WC1N 3DB

Office, Business Park, Offices

583 Sq Ft

TO RENT £15,000.00-£15,000.00 Per Annum



Smart lower ground floor offices available to let within this attractive period building.

Short two-year lease only.

The property...



1 Rosebery Avenue, London, EC1R 4SR

Office, Offices

3838 Sq Ft

UNDER OFFER TO RENT £150,000.00 Per Annum



- Self-contained office unit
- Situated over upper and lower ground floors
- Upper ground 2,222 sqft
- Lower ground 1,636 sqft
- ...



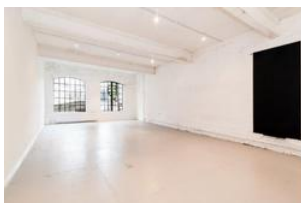
Lacon House, London, WC1X 8RW

Office, Offices

11084 - 216968 Sq Ft

TO RENT ROA





10, Warner Street, London, EC1R 5HA

Office, Offices

1000 Sq Ft

TO RENT £60,000.00 Per Annum



- 1000 sq ft over Ground and First floors
- Private ground floor yard
- Concrete/resin Flooring
- 3m ceiling height
- Large...



Grays Inn Road, Kings Cross Euston, London, WC1X 8UE

Office, Serviced Office, Offices

55 - 1980

TO RENT ROA



Fully inclusive workspace available to rent in Kings Cross Euston - WC1X. Call on 0203 142 8595 now to speak to one of our...



10b Warner Street, London, EC1R 5HA

Office, Offices

3426 Sq Ft

TO RENT £175,000.00 Per Annum



- Upper floor 1,360 sq ft
- Lower floor 2,066 sq ft
- Benefiting from impressive off street gated entrance
- Good ceiling heights...



Lacon House, Lamb's Conduit Street, London WC1, WC1X 8RW,

Office, Offices

50000 - 227065 m²

TO RENT ROA



An imposing 220,000 sq ft headquarters building located on an island site in a vibrant locality. Work has...



Lacon London, Lamb's Conduit Street, London WC1, WC1X 8RW,

Office, Offices

50000 - 227065 m²

TO RENT ROA



An imposing 220,000 sq ft headquarters building located on an island site in a vibrant locality.Work has...



30 Finsbury Square, London, EC2P 2YU,

Office, Offices

0 - 23925 ft²

TO RENT ROA



An imposing headquarters office building completed in May 2002. The available space is arranged over the ground...



John Street, London, WC1N 2ES

Office, Serviced Office, Offices

55 - 385

TO RENT ROA



Fully inclusive workspace available to rent in Clerkenwell - WC1N. Call on 0203 142 8595 now to speak to one of our expert...



Holborn Offices to Let | Serviced or Managed | WC1 | 1-70 ppl

Offices, Office, Serviced office

100 - 10000 Sq Ft

TO RENT ROA



Please note our service is free

Call: 0203 553 5036

- Bedford Row offices to rent (WC1)
- 1 to 100 person sized offices (100 sq...



6th floor, Midcity Place, 71 High Holborn, London

Office, Offices

2687.69 Sq M

TO RENT £42.50 Per Annum



An impressive development in a prominent position on a island site formed by High Holborn, Red Lion Street, Sandland Street and...



Fourth Floor Colonial Buildings 59-61, Hatton Garden, London, EC1N 8LS

Office, Offices

1715 Sq Ft

TO RENT £84,462.00 Per Annum



- Available from December 2015

- A self-contained loft style office unit on the fourth floor of this impressive Victorian office...



First Floor Colonial Buildings 59-61, Hatton Garden, London, EC1N 8LS

Office, Offices

750 Sq Ft

TO RENT £37,125.00 Per Annum



- Available from October 2015

- A self-contained loft style office unit on the first floor of this impressive Victorian office...



Third Floor Colonial Buildings 59-61, Hatton Garden, London, EC1N 8LS

Office, Offices

875 Sq Ft

UNDER OFFER TO RENT £39,375.00 Per Annum



- A self-contained loft style office unit on the third floor of this impressive Victorian office building

- Benefits from good...



Ground Floor Colonial Buildings 59-61, Hatton Garden, London, EC1N 8LS

Office, Offices

750 Sq Ft

UNDER OFFER TO RENT £36,375.00 Per Annum



- Available from October 2015

- A self-contained loft style office unit on the ground floor of this impressive Victorian office...



First Floor, Unit B Colonial Buildings 59-61, Hatton Garden, London, EC1N 8LS

Office, Offices

1000 Sq Ft

UNDER OFFER TO RENT £45,000.00 Per Annum



- A self-contained loft style office unit on the first floor of this impressive Victorian office building

- Benefits from good...



Holborn Offices to Let | Serviced or Managed | EC3V | 1-40 ppl

Offices, Office, Serviced office

100 - 20000 Sq Ft

TO RENT ROA



Please note our service is free

Call: 0203 553 5036

- Holborn offices to rent (WC1)
- 1 to 200 person sized offices (100 sq ft to...



11 and 12 New House, 67/68 Hatton Garden, London, EC1N 8JY

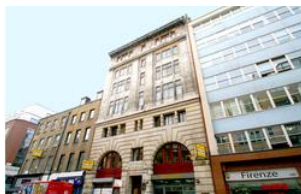
Office, Business Park, Offices

1600 Sq Ft

TO RENT £55,000.00-£55,000.00 Per Annum



Refurbished offices to let within this seven story multi-let building. The space comprises two open plan rooms of 800 sq ft,...



25/26 New House, 67/68 Hatton Garden, London, EC1N 8JY

Office, Business Park, Offices

292 Sq Ft

TO RENT £14,000.00-£14,000.00 Per Annum



Two adjoining office suites available to let on the second floor of this multi-let building.

The accommodation comprises of two...



68 New House, 67/68 Hatton Garden, London, EC1N 8JY

Office, Business Park, Offices

875 Sq Ft

TO RENT £32,500.00-£32,500.00 Per Annum



Ground floor offices to rent within this seven story multi-let building. The accommodation consists of a kitchenette, a shower...



Summit House, 11-12 Red Lion Square

Offices

7650 Sq Ft

TO RENT ROA

Location:

This prominent Grade II listed building is situated on the south side of the square and within a couple of minutes...



Serviced Offices in High Holborn, London To Let

Office, Serviced Office, Offices

200 - 2000 Sq Ft

TO RENT ROA



Fully serviced or managed offices to meet the different needs of a broad spectrum of businesses, providing an environment that...



UNDER OFFER 289 High Holborn, London, WC1V 7HZ

Office, Offices

982 Sq Ft

TO RENT ROA



Newly refurbished to open plan, Cat A specification.



322 High Holborn, London, WC1V 7PB

Office, Offices

7383 - 14767 Sq Ft

TO RENT ROA



322 High Holborn has recently undergone an extensive refurbishment to provide two floors of Grade A office accommodation...



Farringdon Offices to Let | Serviced or Managed | EC1 | 2-50 ppl

Offices, Office, Serviced office

100 - 15000 Sq Ft

TO RENT ROA



Please note our service is free

Call: 0203 553 5036

- Farringdon offices to rent (EC1)
- 5 to 150 person sized offices (500 sq ft...)



33 Bowling Green Lane, London, EC1R 0BJ

Office, Offices

4726 Sq Ft

TO RENT ROA



The available office accommodation comprises part of the second floor of this well known building located in the heart of the...



Rosebery Avenue, London, EC1R 4TD

Office, Serviced Office, Offices

55 - 1980

TO RENT ROA



Fully inclusive workspace available to rent in Clerkenwell - EC1R. Call on 0203 142 8595 now to speak to one of our expert...



Holborn Offices to Let | Serviced or Managed | WC2 | 1-50 ppl

Offices, Office, Serviced office

100 - 15000 Sq Ft

TO RENT ROA



Please note our service is free

Call: 0203 553 5036

- Chancery Lane offices to rent (WC2)
- 1 to 100 person sized offices (100 sq...



110 High Holborn, London WC1

Office, Offices

7564 - 40222 Sq Ft

TO RENT ROA



CAT A Refurbishment

- * Full refurbishment/redevelopment to CAT A
- * Suspended metal tiled ceilings
- * Fully accessible raised...



110 High Holborn, WC1

Office, Offices

7449 - 40264 Sq Ft

TO RENT ROA



A newly refurbished property benefitting from access to the Central Line.

- * Full refurbishment to CAT A of office floors
- * ...



Clerkenwell Offices to Let | Serviced or Managed | EC1 | 5-50 ppl

Offices, Office, Serviced office

100 - 15000 Sq Ft

TO RENT ROA



Please note our service is free

Call: 0203 553 5036

- Clerkenwell offices to rent (EC1)
- 5 to 150 person sized offices (100 sq...



Holborn Offices to Let | Serviced or Managed | WC1 | 1-40 ppl

Offices, Office, Serviced office

100 - 10000 Sq Ft

TO RENT ROA



Please note our service is free

Call: 0203 553 5036

- High Holborn offices to rent (WC1)
- 1 to 100 person sized offices (100 sq...



Holborn Offices to Let | Serviced or Managed | WC1 | 1-70 ppl

Offices, Office, Serviced office

100 - 15000 Sq Ft

TO RENT ROA



Please note our service is free

Call: 0203 553 5036

- Holborn office rentals (WC1)
- 1 to 150 person sized offices (100 sq ft to...



41-43, Saffron Hill, London, EC1N 8FH

Office, Offices

1758 Sq Ft

TO RENT £80,000.00 Per Annum



Ground floor: 1033 sq ft, ceiling height: 2.6m

Lower Ground: 725 sqft, ceiling height: 2.4m

- The property is conveniently...



73 Farringdon Road, London, EC1M 3JQ

Office, Business Park, Offices

650 Sq Ft

TO RENT £21,000.00-£21,000.00 Per Annum



Refurbished office to let covering the entire third floor of this multi-let commercial property.

The accommodation consists of...



Halton House, London, EC1N 2JD

Office, Offices

1965 Sq Ft

TO RENT ROA



The 7th floor offices are currently undergoing a full refurbishment to CAT A standard, and will be ready for occupation during...



Halton House, London, EC1N 2JD

Office, Offices

2666 Sq Ft

TO RENT ROA



The 2nd floor office accommodation has undergone a full CAT A refurbishment, including a new lift lobby, suspended ceiling,...



33a Clerkenwell Green, London, EC1R 0DU

Office, Business Park, Offices

368 Sq Ft

TO RENT £16,000.00-£16,000.00 Per Annum



Small office to let which is situated on the ground floor and to the rear of this parade of shops. The space comprises of an...



33a&b Clerkenwell Green, London, EC1R 0DU

Office, Business Park, Offices

736 Sq Ft

TO RENT £32,000.00-£32,000.00 Per Annum



Offices to let situated on the ground floor and to the rear of this parade of shops in the heart of Clerkenwell.

The space...



33b Clerkenwell Green, London, EC1R 0DU

Office, Business Park, Offices

368 Sq Ft

TO RENT £16,000.00-£16,000.00 Per Annum



Small office to let which is situated on the ground floor and to the rear of this parade of shops. The space comprises of an...



Russell Square London Offices to Let | Serviced or Managed | WC1 | 3-50 ppl

Offices, Office, Serviced office

100 - 10000 Sq Ft

TO RENT ROA



Please note our service is free

Call: 0203 553 5036

- Russell Square London offices to rent (WC1)
- 1 to 100 person sized offices...



Bloomsbury Offices to Let | Serviced or Managed | W1 | 5-45 ppl

Offices, Office, Serviced office

100 - 10000 Sq Ft

TO RENT ROA



Please note our service is free

Call: 0203 553 5036

- Bloomsbury offices to rent (W1)
- 1 to 100 person sized offices (100 sq ft...)



Bloomsbury Offices to Let | Serviced or Managed | WC1A | 1-50 ppl

Serviced office, Offices, Office

100 - 10000 Sq Ft

TO RENT ROA



Please note our service is free

Call: 0203 553 5036

- Bloomsbury Square serviced office space (WC1)
- 1 to 100 person sized...



Holborn Offices to Let | Serviced or Managed | B90 | 1-100 ppl

Offices, Office, Serviced office

100 - 10000 Sq Ft

TO RENT ROA



Please note our service is free

Call: 0203 553 5036

- Holborn offices to rent (B90)
- 1 to 100 person sized offices (100 sq ft to...



40 Bernard Street, LONDON, WC1N 1LE

Office, Offices

15000 - 30097 Sq Ft

TO RENT £52.50-£52.50 Per Sq Ft



Refurbished office suites.

The 3rd and Mezzanine floors are being fully refurbished to provide open plan, Grade A office floors,

...



Farringdon Offices to Let | Serviced or Managed | EC1 | 1-30 ppl

Offices, Office, Serviced office

500 - 15000 Sq Ft

TO RENT ROA



Please note our service is free

Call: 0203 553 5036

- Farringdon offices to rent (EC1)
- 5 to 150 person sized offices (500 sq ft...



Bloomsbury Offices to Let | Serviced or Managed | WC1 | 1-50 ppl

Offices, Office, Serviced office

100 - 10000 Sq Ft

TO RENT ROA



Please note our service is free

Call: 0203 553 5036

- Bloomsbury office space to rent (WC1)
- 1 to 100 person sized offices (100...



Chancery Lane Offices to Let | Serviced or Managed | EC4 | 1 - 150 ppl

Offices, Office, Serviced office

100 - 15000 Sq Ft

TO RENT ROA



Please note our service is free

Call: 0203 553 5036

- Chancery Lane offices to rent (EC4)
- 1 to 150 person sized (100 sq ft to...



High Holborn, London, WC1V 6BX

Office, Serviced Office, Offices

55 - 1980

TO RENT ROA



Fully inclusive workspace available to rent in Holborn - WC1V. Call on 0203 142 8595 now to speak to one of our expert team...



35 Chancery Lane, EC4

Office, Offices

6091 - 65638 Sq Ft

TO RENT ROA



35 Chancery Lane offers 65,288 sq ft of Grade A refurbished space over 8 floors in the heart of Midtown.

* 78 bicycle spaces

...



Browse commercial properties by location

Commercial property for sale

[A](#) [B](#) [C](#) [D](#) [E](#) [F](#) [G](#) [H](#) [I](#) [J](#) [K](#) [L](#) [M](#) [N](#) [O](#) [P](#) [Q](#) [R](#) [S](#) [T](#) [U](#) [V](#) [W](#) [X](#) [Y](#) [Z](#)

Commercial property for rent

[A](#) [B](#) [C](#) [D](#) [E](#) [F](#) [G](#) [H](#) [I](#) [J](#) [K](#) [L](#) [M](#) [N](#) [O](#) [P](#) [Q](#) [R](#) [S](#) [T](#) [U](#) [V](#) [W](#) [X](#) [Y](#) [Z](#)

About our business: [EGi Estates Gazette](#) [Propertylink](#) [EuroProperty](#) [EG Awards](#) [EG Conferences](#) [EG PropertyJobs](#)
estatesgazette.com

[Contact Us](#) [Market your property](#) [Terms & conditions](#) [Privacy & cookies](#) [Disclaimer](#)



Looking for office space?

Search over **7,800 workspaces** at instantoffices.com and get free, impartial advice from the experts.

Call **0203 142 8595** to begin your search >

InstantOffices

The UK's commercial property listings site, brought to you by Estates Gazette

[Home](#) [Find an agent](#) [Tenant advice](#) [About us](#) [Privacy & cookies](#)

[Market your property](#) [Register](#) [Login](#)

114 Offices for rent in WC1N 2EB, UK

[Email me similar properties](#)

[Save this search](#)

[Print](#)

Page 2/3



[Save this property](#)

Borough High Street, London, SE1 1JA

Office, Serviced Office, Offices 55 - 1980

ROA

TO RENT



[View full details](#)



[Save this property](#)

For Sale/To Let - Unique Office in...

Office, Offices 3108 Sq Ft

POA or ROA

FOR SALE TO RENT



[View full details](#)



OFFICE TO LET IN KINGS CROSS

Offices, Office

TO RENT ROA



The property is located on Grays Inn Road, at its junction with Swinton Street. Transport links are provided by Kings Cross...



1-2 Hardwick Street

Offices, Office

3588 Sq Ft

TO RENT ROA

Location:

The building is located at the Western end of Hardwick Street on the junction with Amwell Street. Farringdon and Angel...



81 Chancery Lane, London, EC4A 1DT

Office, Offices

11081 Sq Ft

TO RENT ROA



Undergoing redevelopment, practical completion Q4 2015.

The available accommodation comprises the 2nd floor totalling 11,681 sq...



FOR RENT – Office Premises Circa 100 Metres From Farringdon Station

Office, Offices

505 Sq Ft

TO RENT ROA



The premises are located on the eastern side of Britton Street, close to the junction with Clerkenwell Road. This vibrant area...



FOR RENT – Office Premises Circa 100 Metres From Farringdon Station

Office, Offices

875 Sq Ft

TO RENT £42.50 Per Sq Ft



Location:

The property is situated on Britton Street, approximately 100 metres from Farringdon Station. The local area benefits...



FOR RENT – Office Premises Circa 100 Metres From Farringdon Station

Office, Offices

875

TO RENT ROA



Location:

The property is situated on Britton Street, approximately 100 metres from Farringdon Station. The local area benefits...



1 Plough Place, EC4

Office, Offices

5420 Sq Ft

TO RENT £54.50-£54.50 Per Sq Ft



Chancery Lane, Farringdon and City Thameslink (Central, Circle, Metropolitan, Hammersmith & City Lines, Thameslink and...



Office suites to let in prime location

Office, Serviced office, Offices

334 - 673 Sq Ft

TO RENT ROA



The accommodation comprises of the 3rd and 4th floor providing bright period open plan office space with W/C facilities on both...



10 Bloomsbury Way

Office, Offices

7481 - 122215

TO RENT ROA

10 Bloomsbury Way was built in 1947 as the Headquarters of the Ministry of Defence.

With assistance of leading architects...



Bloomsbury Offices to Let | Serviced or Managed | WC1 | 1-50 ppl

Offices, Office, Serviced office

100 - 10000 Sq Ft

TO RENT ROA



Please note our service is free

Call: 0203 553 5036

- Bloomsbury offices to rent (WC1)
- 1 to 100 person sized offices (100 sq ft...)



Southampton Row, Holborn, London, WC1B 5HJ

Office, Serviced Office, Offices

55 - 1980

TO RENT ROA



Fully inclusive workspace available to rent in Holborn - WC1B. Call on 0203 142 8595 now to speak to one of our expert team...



40 Holborn Viaduct, Holborn, EC1N 2PB,

Office, Offices

0 - 6362 ft²

TO RENT ROA



40 Holborn Viaduct was developed by Castlemore Securities, designed by Rolfe Judd and completed in 2008. The specificatoin...



71 Kingsway, London, WC2B 6ST

Office, Offices

1659 - 5780 Sq Ft

TO RENT £59.50-£59.50 Per Sq Ft



The 3rd (4,121 sq ft) and part 5th (1,659 sq ft) floors are to be refurbished. The 3rd (4,121 sq ft) and part 5th (1,659 sq ft)...



Holborn, London, WC1V 7JH

Office, Serviced Office, Offices

55 - 1980

TO RENT ROA



Fully inclusive workspace available to rent in Holborn - WC1V. Call on 0203 142 8595 now to speak to one of our expert team...



10 Bloomsbury Way, London, WC1A 2SD

Office, Offices

7841 - 117123 Sq Ft

TO RENT ROA



10 Bloomsbury Way was originally built in 1947 as the Headquarters of the Ministry of Defence.

With the assistance of the leading...



High Holborn, Covent Garden, London, WC1V 7QT

Office, Serviced Office, Offices

55 - 1980

TO RENT ROA



Fully inclusive workspace available to rent in Covent Garden - WC1V. Call on 0203 142 8595 now to speak to one of our expert...



International Buildings, 71 Kingsway, London, WC2

Offices, Office

2941 Sq Ft

TO RENT £35.50-£35.50 Per Annum



Location

The office building is located in the heart of midtown on the western side of Kingsway between the junctions of Great...



St. Andrews House

Office, Offices

360 - 548 Sq M

TO RENT ROA



St Andrews House is to undergo an extensive refurbishment of the building to reposition and improve the prime Midtown building...



Pine Street, London, EC1R 0JH

Office, Serviced Office, Offices

55 - 1980

TO RENT ROA



Fully inclusive workspace available to rent in City - EC1R. Call on 0203 142 8595 now to speak to one of our expert team and...



8 Albemarle Way, London, EC1V 4JB

Office, Offices

1226 Sq Ft

UNDER OFFER TO RENT £50,000.00 Per Annum



- Basement 257 sqft
- Ground floor 306 sqft
- First floor 225 sqft
- Second floor 226 sqft
- Third floor 212 sqft
- Total...



The Gatehouse, London, EC4A 1BY

Office, Offices

635 Sq Ft

TO RENT ROA



The Gatehouse, refurbished in 2013, is a small period building extending to 635 sq ft over lower ground, ground and two upper...



138 Fetter Lane, London, EC4A 1BX

Office, Offices

7540 Sq Ft

TO RENT ROA



138 Fetter Lane has undergone a comprehensive refurbishment and extension to provide approximately 28,665 sq ft of Grade A...



30b Great Sutton Street, London, EC1V 0DU

Office, Retail - High Street, Offices, Retail

512 Sq Ft

TO RENT £25,000.00 Per Annum



- A1 and B1 use
- Self-contained
- Prominent glazed frontage
- Good ceiling heights
- Ideal for gallery use
- Farringdon and...



172 Drury Lane

Office, Offices

7860 Sq Ft

TO RENT ROA

Location:

The building is situated on the east side of Drury Lane, at the junction with Macklin Street.

Drury Lane is a short...



Agar Street, London, Wc2b 4HN,

Office, Offices

3892 - 0 ft²

TO RENT ROA



6 Agar Street is a high profile office refurbishment providing modern open plan offices behind a listed façade (in part). In...



Chancery Lane Offices to Let | Serviced or Managed | EC4 | 5-60 ppl

Offices, Office, Serviced office

100 - 20000 Sq Ft

TO RENT ROA



Please note our service is free

Call: 0203 553 5036

- Chancery Lane offices to rent (EC4)
- 1 to 200 person sized offices (100...



York House, 23 Kingsway, London, WC2B 6UJ

Office, Offices

7000 - 14000 Sq Ft

TO RENT £59.00-£59.00 Per Sq Ft



Third and fourth floor offices to let.

The property is currently under refurbishment and will be available Q3 2015. 14,000 sq...



Clerkenwell Offices to Let | Serviced or Managed | EC1 | 3 - 50 ppl

Offices, Office, Serviced office

100 - 10000 Sq Ft

TO RENT ROA



Please note our service is free

Call: 0203 553 5036

- Clerkenwell offices to rent (EC1)
- 1 to 100 person sized offices (100 sq...



26 Bloomsbury Street (Unit 2), London, WC1B 3QJ

Office, Business Park, Offices

450 Sq Ft

TO RENT £20,000.00-£20,000.00 Per Annum



Offices to rent on the second floor of this attractive period property. The space consists of two open plan rooms and covers...



Kean House, 6 Kean Street, London, WC2B 4AS

Office, Offices

1500 Sq Ft

TO RENT £59.50-£59.50 Per Sq Ft



6 Kean Street provides newly refurbished office space with contemporary styling.

The office floors have been comprehensively...



Fully inclusive workspace available to rent in Kings Cross – N1.

Office, Offices

4925 Sq Ft

TO RENT ROA



This fully furnished and self-contained serviced office space is available for a single tenant across a whole floor. Currently...



Kings Cross Road, Kings Cross Euston, London, WC1X 9LW

Office, Serviced Office, Offices

55 - 1980

TO RENT ROA

**Instant
Offices**

Fully inclusive workspace available to rent in Kings Cross Euston - WC1X. Call on 0203 142 8595 now to speak to one of our...



Browse commercial properties by location

Commercial property for sale

[A](#) [B](#) [C](#) [D](#) [E](#) [F](#) [G](#) [H](#) [I](#) [J](#) [K](#) [L](#) [M](#) [N](#) [O](#) [P](#) [Q](#) [R](#) [S](#) [T](#) [U](#) [V](#) [W](#) [X](#) [Y](#) [Z](#)

Commercial property for rent

[A](#) [B](#) [C](#) [D](#) [E](#) [F](#) [G](#) [H](#) [I](#) [J](#) [K](#) [L](#) [M](#) [N](#) [O](#) [P](#) [Q](#) [R](#) [S](#) [T](#) [U](#) [V](#) [W](#) [X](#) [Y](#) [Z](#)

About our business: [EGi](#) [Estates Gazette](#) [Propertylink](#) [EuroProperty](#) [EG Awards](#) [EG Conferences](#) [EG PropertyJobs](#)
[estatesgazette.com](#)

[Contact Us](#) [Market your property](#) [Terms & conditions](#) [Privacy & cookies](#) [Disclaimer](#)



Looking for office space?

Search over **7,800 workspaces** at [instantoffices.com](https://www.instantoffices.com) and get free, impartial advice from the experts.

Call **0203 142 8595** to begin your search >

InstantOffices

The UK's commercial property listings site, brought to you by Estates Gazette

[Home](#) [Find an agent](#) [Tenant advice](#) [About us](#) [Privacy & cookies](#)

[Market your property](#) [Register](#) [Login](#)

114 Offices for rent in WC1N 2EB, UK

[Email me similar properties](#)

[Save this search](#)

[Print](#)

Page 3/3



[Save this property](#)

Brook Street, London, W1K 5DB

Office, Serviced Office, Offices 55 - 1100

ROA

TO RENT

**Instant
Offices**

[View full details](#)



[Save this property](#)

New lease available on Grade II...

Office, Offices 1878 Sq Ft

ROA

TO RENT

[View full details](#)



Saffron Hill, London, EC1N 8QS

Office, Serviced Office, Offices

55 - 935

TO RENT ROA

**Instant
Offices**

Fully inclusive workspace available to rent in Farringdon - EC1N. Call on 0203 142 8595 now to speak to one of our expert team...



Kirby Street, Farringdon, London, EC1N 8TE

Office, Serviced Office, Offices

55 - 1980

TO RENT ROA

**Instant
Offices**

Fully inclusive workspace available to rent in Farringdon - EC1N. Call on 0203 142 8595 now to speak to one of our expert team...



High Holborn, London, WC1V 7EX

Office, Serviced Office, Offices

55 - 440

TO RENT ROA



Fully inclusive workspace available to rent in Holborn - WC1V. Call on 0203 142 8595 now to speak to one of our expert team...



Rosebery Avenue, Clerkenwell, London, EC1R 4RR

Office, Serviced Office, Offices

55 - 1980

TO RENT ROA



Fully inclusive workspace available to rent in Clerkenwell - EC1R. Call on 0203 142 8595 now to speak to one of our expert...



Clerkenwell Close, London, EC1R 0AT

Office, Serviced Office, Offices

55 - 1980

TO RENT ROA



Fully inclusive workspace available to rent in Clerkenwell - EC1R. Call on 0203 142 8595 now to speak to one of our expert...



Browse commercial properties by location

Commercial property for sale

[A](#) [B](#) [C](#) [D](#) [E](#) [F](#) [G](#) [H](#) [I](#) [J](#) [K](#) [L](#) [M](#) [N](#) [O](#) [P](#) [Q](#) [R](#) [S](#) [T](#) [U](#) [V](#) [W](#) [X](#) [Y](#) [Z](#)

Commercial property for rent

[A](#) [B](#) [C](#) [D](#) [E](#) [F](#) [G](#) [H](#) [I](#) [J](#) [K](#) [L](#) [M](#) [N](#) [O](#) [P](#) [Q](#) [R](#) [S](#) [T](#) [U](#) [V](#) [W](#) [X](#) [Y](#) [Z](#)

About our business:

[EGi](#) [Estates Gazette](#) [Propertylink](#) [EuroProperty](#) [EG Awards](#) [EG Conferences](#) [EG PropertyJobs](#)
estatesgazette.com

[Contact Us](#) [Market your property](#) [Terms & conditions](#) [Privacy & cookies](#) [Disclaimer](#)

