

# 233 HIGH HOLBORN

London, WC1V 7DN

1<sup>st</sup> Floor Offices  
**4,450 SQ FT**



Indicative of open plan refurbishment of 2<sup>nd</sup> floor

## DESCRIPTION

233 High Holborn is situated approximately 1 minutes' walk from Holborn tube station on the south side of High Holborn. The available accommodation is situated on the 1<sup>st</sup> floor, accessed by 2 passenger lifts.

The floor is currently occupied and benefits from a well laid out fit out.

The accommodation is available subject to a surrender of the existing lease.

## AMENITIES

- Fitted out or open plan
- Raised floors
- Air cooling
- 24 hour access
- Good natural light
- Lift x 2

## CONTACTS

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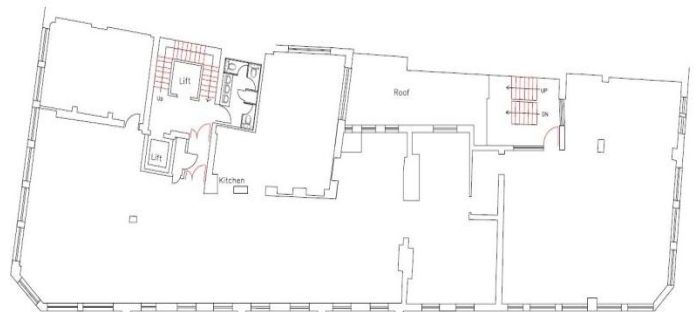
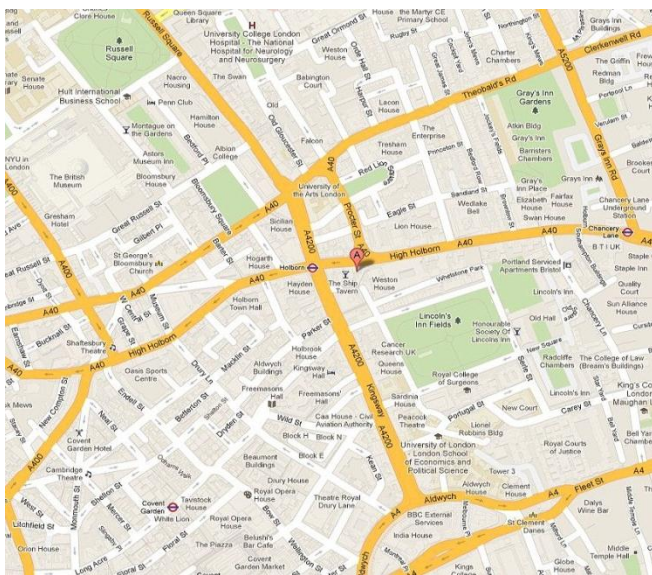
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## TENANCY

Floor	Area (sq ft)	Area (sq m)
1 <sup>st</sup>	4,450	413
<b>Total</b>	<b>4,450</b>	<b>413</b>



## LOCATION

- 1 mins to Holborn Underground Station
- 2 mins to Lincoln Inn Fields
- 10 mins to Covent Garden Piazza
- 10 mins to Tottenham Court Road

## TERMS

- Lease: New lease available direct from the landlord on terms by arrangement.
- Quoting rent: £52.50 per sq ft
- Rates: £18.50 per sq ft
- Service charge: £8.14 per sq ft

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