



# 31-33 HIGH HOLBORN

LONDON WC1

2,690 TO 5,380 SQFT  
HIGH QUALITY OFFICE SPACE TO LET



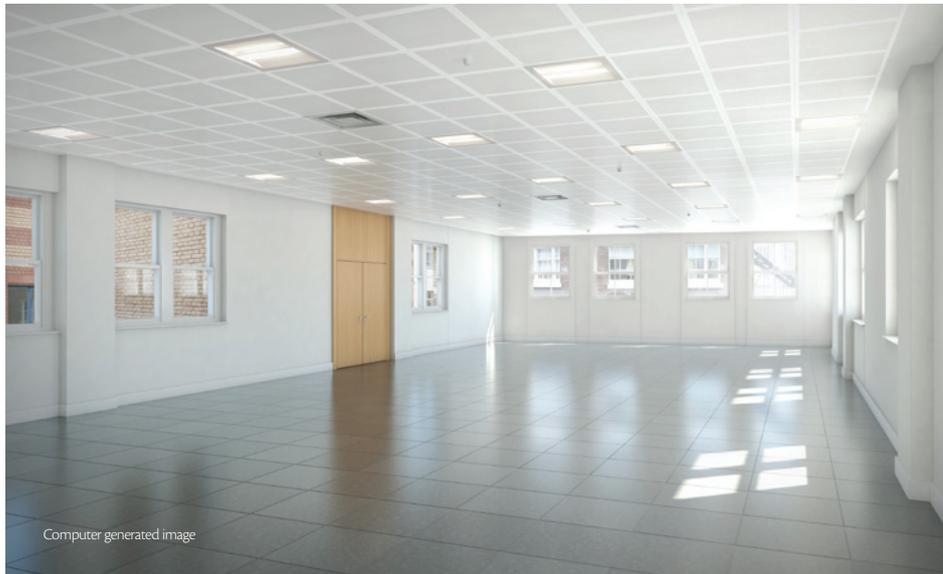
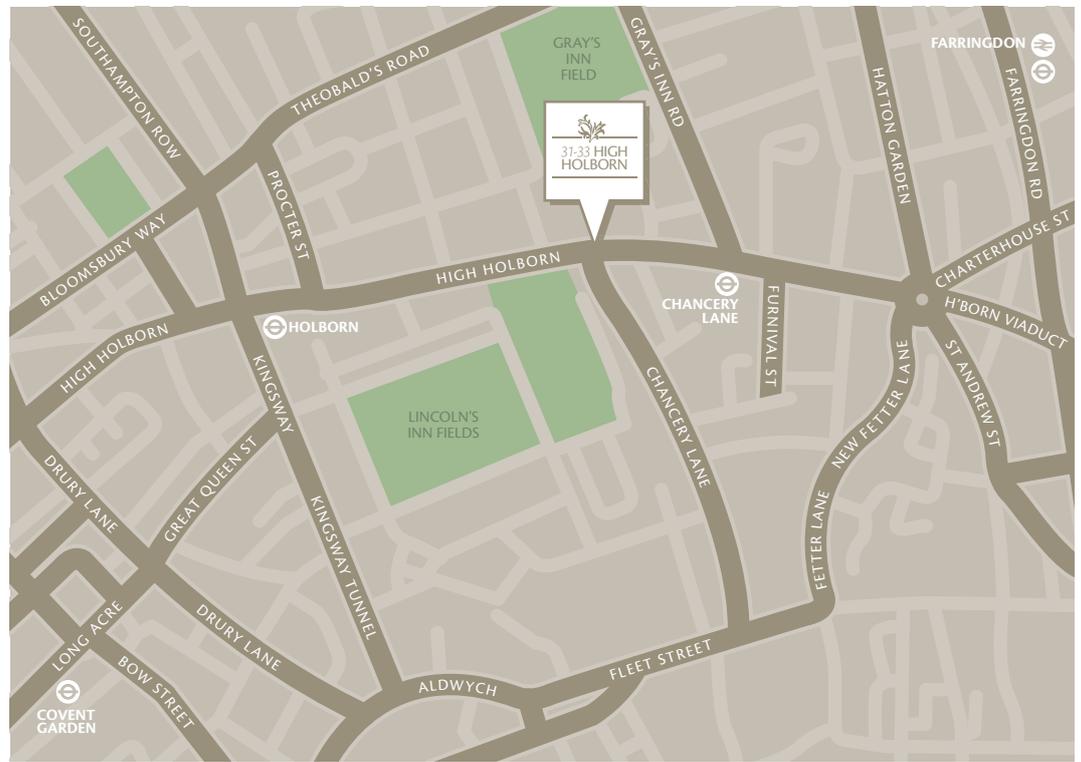


# 31-33 HIGH HOLBORN

LONDON WC1

## LOCATION

This prominent building on the north side of High Holborn is immediately opposite its junction with Chancery Lane, making it right in the heart of Holborn. Chancery Lane (Central Line) Underground Station is close by.



Computer generated image



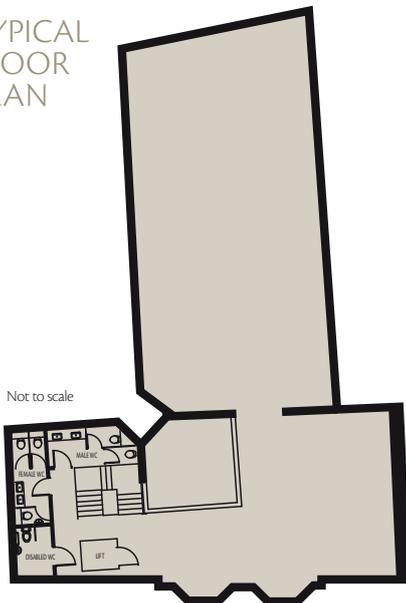
## DESCRIPTION

The building is undergoing a comprehensive refurbishment to provide 2 floors of high quality offices accessed via a self contained entrance.

The floor areas are as follows:-

2nd Floor	2,690 sqft	250 sq m
1st Floor	2,690 sqft	250 sq m
<b>Total (approx)</b>	<b>5,380 sqft</b>	<b>500 sq m</b>

## TYPICAL FLOOR PLAN



Not to scale

## TERMS

Lease: New FRI lease direct from the Landlord  
Rent: upon application

VIEWINGS Strictly by appointment with the joint sole letting agents.

A DEVELOPMENT BY



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## AMENITIES

- Open plan floors
- New air conditioning
- New raised floors
- Modern ground floor entrance
- Passenger lift
- Roof terrace (not demised)

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