



31-33 HIGH HOLBORN

LONDON WC1

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



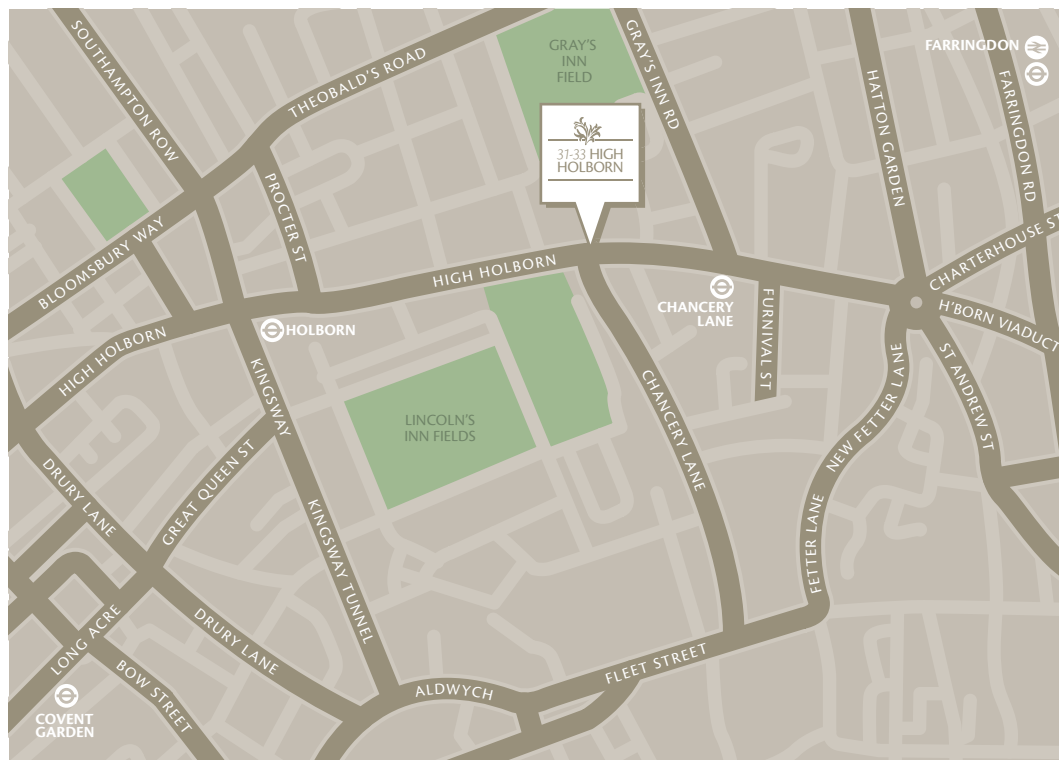


31-33 HIGH HOLBORN

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



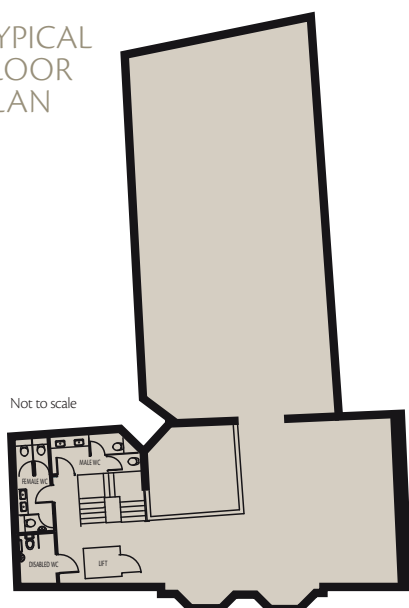
DESCRIPTION

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
Total (approx)	5,380 sqft	500 sq m

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



WESTCOMBE GROUP

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Established 1898
Tel 020 7749 1041
www.cjllp.co.uk

Jamie Levy T: 0207 749 1041
E: JLevy@cjllp.co.uk

AMENITIES

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

monmouthdean.com

020 7025 1390

Rhys Evans T: 020 7025 1393
E: revans@monmouthdean.com

Paul Dart T: 020 7025 1392
E: pdart@monmouthdean.com