

Lincoln's Inn

1 New Square. London. WC2A 3SA



TO LET

856 SQ FT
(79.53 SQ M)

£52,500 PER ANNUM

An opportunity to secure a small suite of offices (856 sq ft) in one of London's finest garden squares, within historic Lincoln's Inn

- Attractive period property, suitable for occupation by firms of lawyers or barristers' chambers
- Views across garden square
- Arranged as four offices, a reception area & kitchenette
- Fully carpeted
- Independent thermostatically-controlled electric heating
- On-site management
- Cycle racks within the confines of The Inn
- Car parking available (by separate negotiation)

Summary

Available Size	856 sq ft
Rent	£52,500 per annum
Rates Payable	£22.33 per sq ft
Rateable Value	£44,250
Service Charge	Details upon application
VAT	Not applicable
EPC Rating	C

Description

The premises comprise of a suite of offices on the 2nd floor, approached via an attractive timber staircase, arranged to provide a central reception area (with kitchenette), a large office overlooking New Square, and three further rooms.

Note: The adjoining suite extends to 706 sq ft and is also currently being marketed; taken in combination, these could provide a total of 1,562 sq ft.

Location

Lincoln's Inn is situated in the very heart of Holborn, between Lincoln's Inn Fields and Chancery Lane, immediately north of the Royal Courts of Justice.

Chancery Lane station is within 5 minutes' walk, and both Holborn and Temple underground stations are close by. Farringdon, with Cross rail connections via the Elizabeth Line, as well as Mainline & Thameslink services is within 15 minutes' walk.

Accommodation

The accommodation comprises of the following areas:

Name	sq ft	sq m	Availability
2nd - Four private offices, kitchenette & reception	856	79.53	Available
Total	856	79.53	

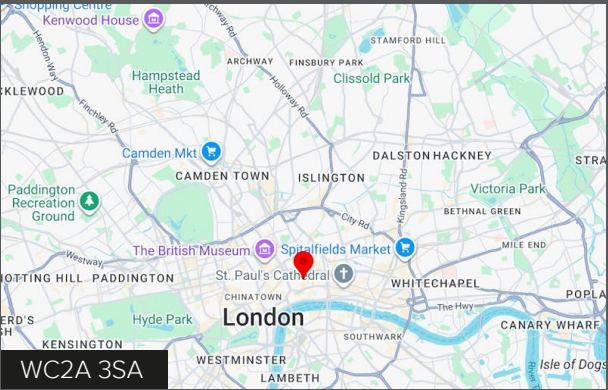
Viewings

Strictly by prior appointment with landlord's sole agents, Gale Priggen & Co: 020 7404 5043

Terms

The property has a user restriction which only permits occupation by firms of lawyers or as barristers' chambers.

A new lease is available for a term by arrangement, direct from the landlord.



Viewing & Further Information



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