

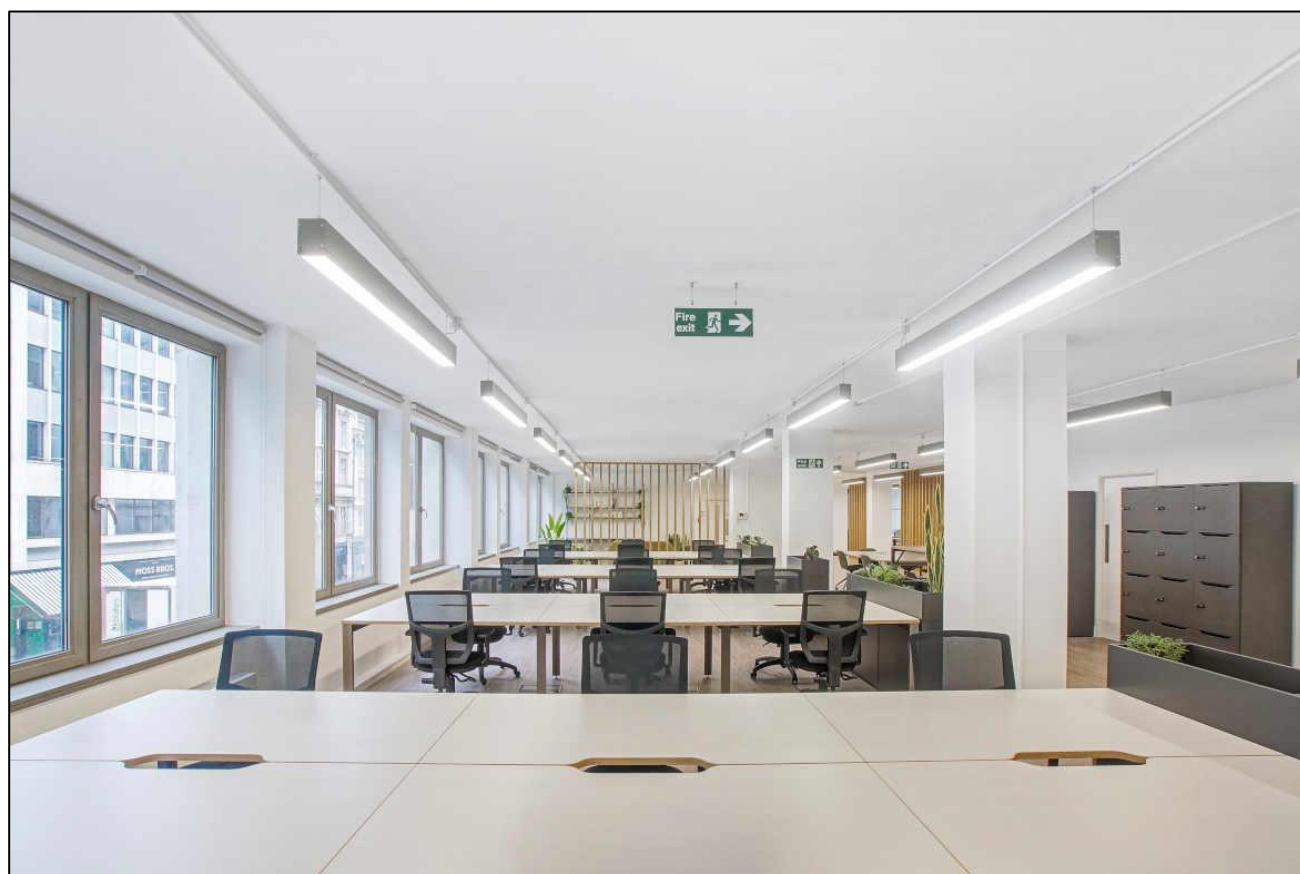
Commercial Office Space

26-50 desks

**Bespoke fitout available on a managed basis**

# MANAGED OFFICE

**New Penderel House, 284-288 High Holborn, London, WC1V 7HP**



## LOCATION

The building is located on the south side of High Holborn opposite Mid City Place and equidistant between Holborn & Chancery Lane Stations. There are a good selection of shops, cafes, restaurants and bars in the immediate vicinity such as The Rosewood, Hoxton Hotel, Bounce and Joe and The Juice.

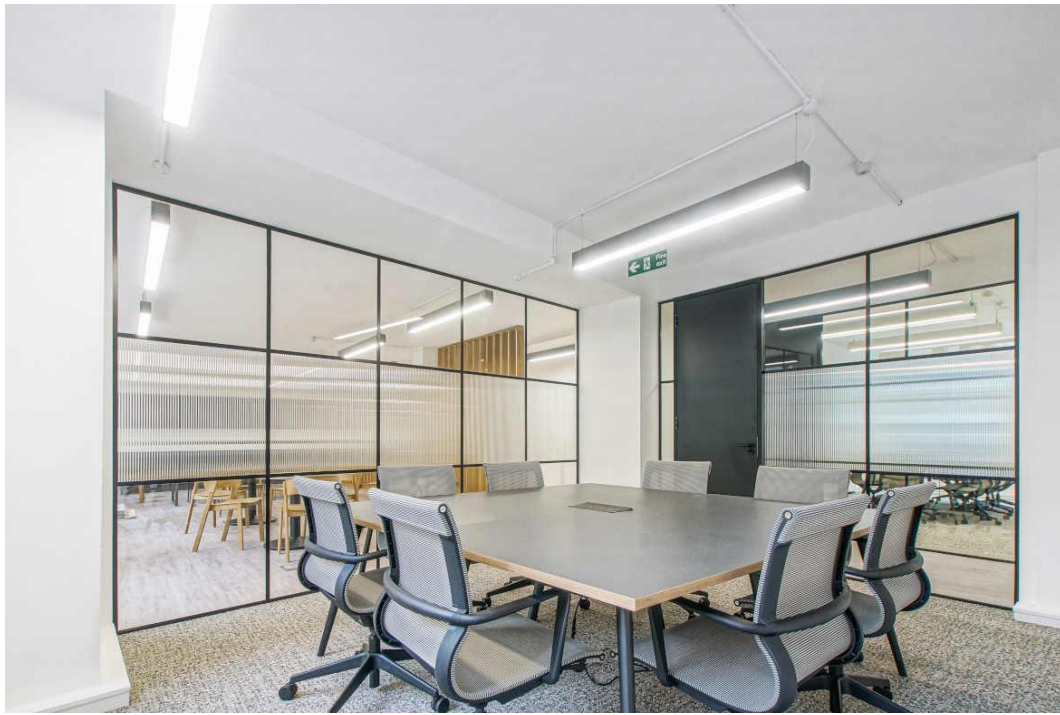
## TRANSPORT

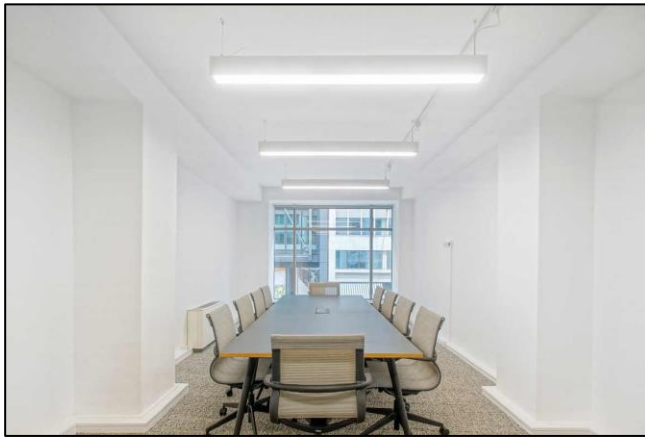
Holborn Station (Piccadilly line and Central line)

Chancery Lane Station (Central line)

Farringdon Station (Elizabeth Line, Metropolitan, Hammersmith & City, Circle Lines and Thameslink)

Various bus routes





## DESCRIPTION

The fourth floor has been recently refurbished and provides an incoming tenant with an opportunity to work with the landlord on a bespoke fitout of the space. The floor can comfortably accommodate anywhere from 26-50 desks giving plenty of flexibility to grow into the space.

Offered on a managed basis, the rental payment is inclusive of rent, service charge, business rates, cleaning, dilapidations and your fitout and furniture.

## AMENITIES

- Newly refurbished
- Newly cabled with power & data cabling
- Plug and play
- 3x meeting rooms
- Air conditioning
- Offered furnished and ready to occupy
- Generous breakout area
- New LED lighting

Floor	Size <i>Sq. Ft.</i>	No. Of Desks	Total Managed Cost (includes rent, service charge, business rates, cleaning, dilapidations, fit out and furniture)	
			<i>Per Sq. Ft.</i>	<i>Per Calendar Month</i>
Fourth	3,406	26-50	£110	£31,250

## LEASE

A new flexible lease is available for a term by arrangement.

## PLEASE CONTACT

ANTON PAGE 020 7336 1313

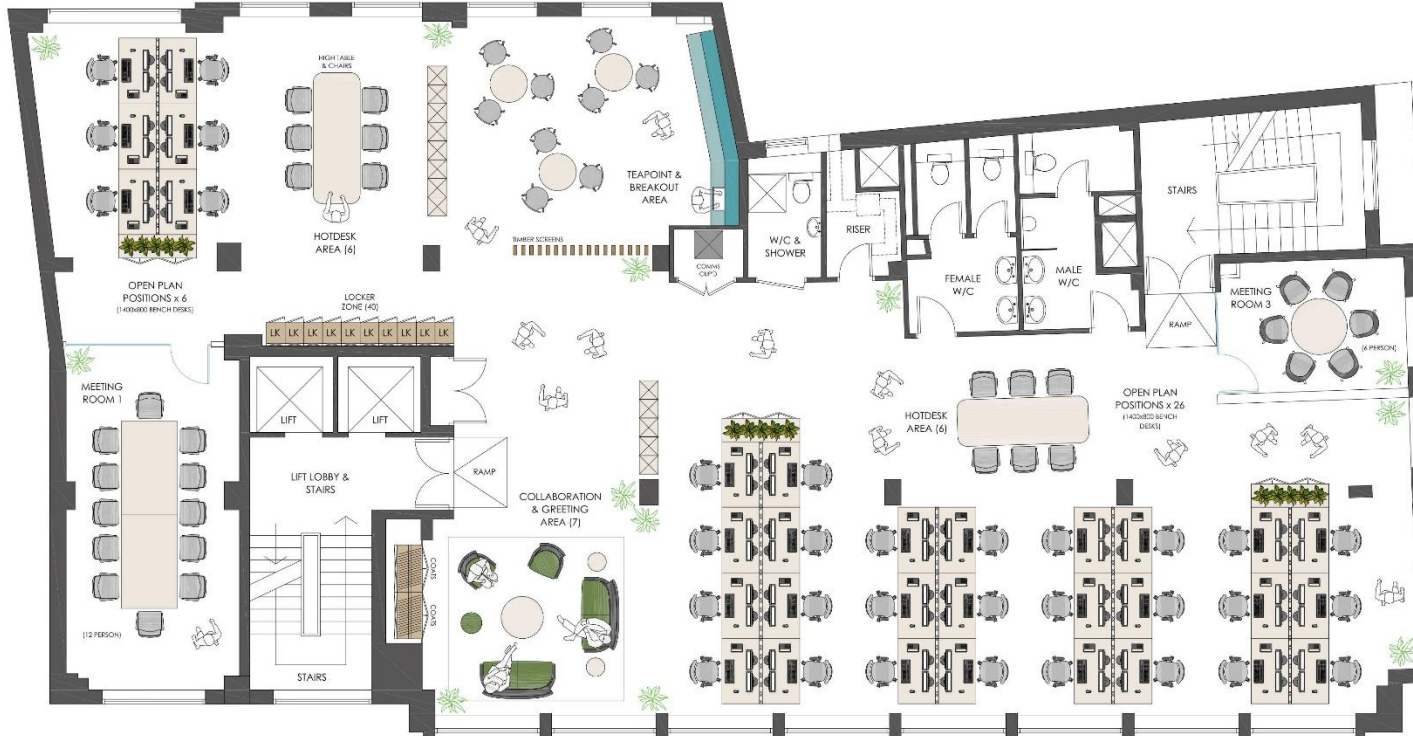
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**BREAKDOWN OF FACILITIES:-**

- 32 x OPEN PLAN POSITIONS (1400x800 BENCH).
- 1 x MEETING ROOM (12 PERSONS).
- 1 x MEETING ROOM (6 PERSONS).
- 1 x MEETING ROOM (6 PERSONS).
- 1 x COLLABORATION & GREETING AREA (7).
- 2 x HOTDESK AREA (6 PERSON).
- 1 x SHOWER ROOM.
- 1 x TEAPOINT & BREAKOUT AREA.
- 1 x COMMS CUPBOARD.
- 1 x LOCKER ZONE (40).

**TOTAL HEADCOUNT -**

32 WORK POSITIONS (MAIN LAYOUT)

**FOURTH FLOOR PLAN**