





●  
**A prime  
midtown  
position**  
●

# Premium & contemporary workspace

90 High Holborn is a landmark building in the heart of Midtown.

It has been carefully and considerably redesigned to provide occupiers with bright, airy, and beautifully curated spaces.

Offering flexible floor plates, the building can accommodate all business needs. From private offices in a range of sizes to entire floors, designed to specification, 90 High Holborn can support businesses of all sizes.

Divided across shell and core, Cat A, CAT A+ or LABS fully managed space options, 78,026 sq ft is potentially available in total.

The option for a bespoke staircase, connecting the ground and lower ground areas, is available on a tailored agreement.



90 High Holborn exterior



An  
impressive  
entrance



# Functional & thoughtful design

90 High Holborn has been designed with sustainability and wellbeing in mind.

Floor-to-ceiling windows flood the floors with natural light, creating the perfect working environment, whilst external terraces on several floors provide outdoor space in which to collaborate, relax and unwind.

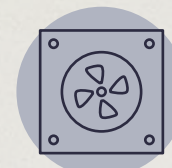
The building also provides best-in-class end of journey facilities and an onsite tenant-owned gym.



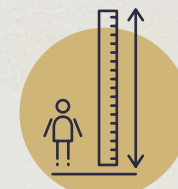
Double height reception



External terraces across 1st, 4th, 5th, 6th and 7th floors



VRF air conditioning



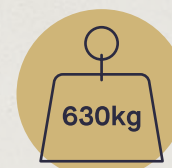
Over 3m floor to ceiling heights



WCs and accessible WCs on all floors



Six 17 person passenger lifts



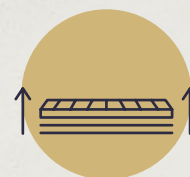
Two 630kg firefighting lifts and one goods lift



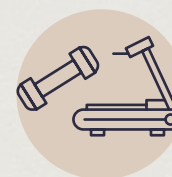
17 car parking spaces and a dedicated car lift



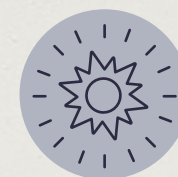
Bicycle storage facilities



Raised access floors



LABS gym facilities



Offices benefit from an abundance of natural light

A great place to let off steam



Amenities



CGIs of LABS gym facilities.



# Your choice of flexible space solutions

1



## Shell & Core

### A blank canvas

Stripped back and ready for you to start from scratch to create your perfect space.

2



## Open Plan (CAT A)

### A stage ready to be set

This option provides you with a blank space to make your own.

3



## Tailored (CAT A+)

### A bespoke offering

Collaborate with our dedicated team to plan the fit out and servicing that suits you.

4



## LABS Fully Managed

### All the bells and whistles

The classic LABS solution, where we do the legwork and run your office, enabling you to run your organisation.



At the  
centre  
of it all



The iconic Rosewood London and its Scarfes Bar directly opposite the building and the nearby Hoxton Hotel sets the tone for wide range of quality amenities available in Midtown and nearby Covent Garden.

# At your fingertips

## Food & Drink

- 1 Holborn Dining Room
- 2 Kintan
- 3 Happy Lamb Hotpot
- 4 Noble Rot Wine Bar
- 5 Scarfes Bar
- 6 Temple Brew House
- 7 Freud Café Bar
- 8 London Cocktail Club
- 9 Radio Rooftop Bar
- 10 Gaucho
- 11 The Old Nick
- 12 Eat Tokyo
- 13 Coffee Blooms
- 14 Albion Wine Shippers
- 15 The Lamb
- 16 Tuttis
- 17 La Fromagerie Bloomsbury
- 18 Knockbox Coffee

## Hotels

- 19 Rosewood Hotel
- 20 Hoxton Hotel
- 21 Kimpton Fitzroy
- 22 Radisson Blu
- 23 The Bloomsbury Hotel

## Places of Interest

- 24 Holborn Gymbox
- 25 British Museum
- 26 Lincoln's Inn Fields
- 27 All Star Lanes Bowling
- 28 Flight Club Darts Club

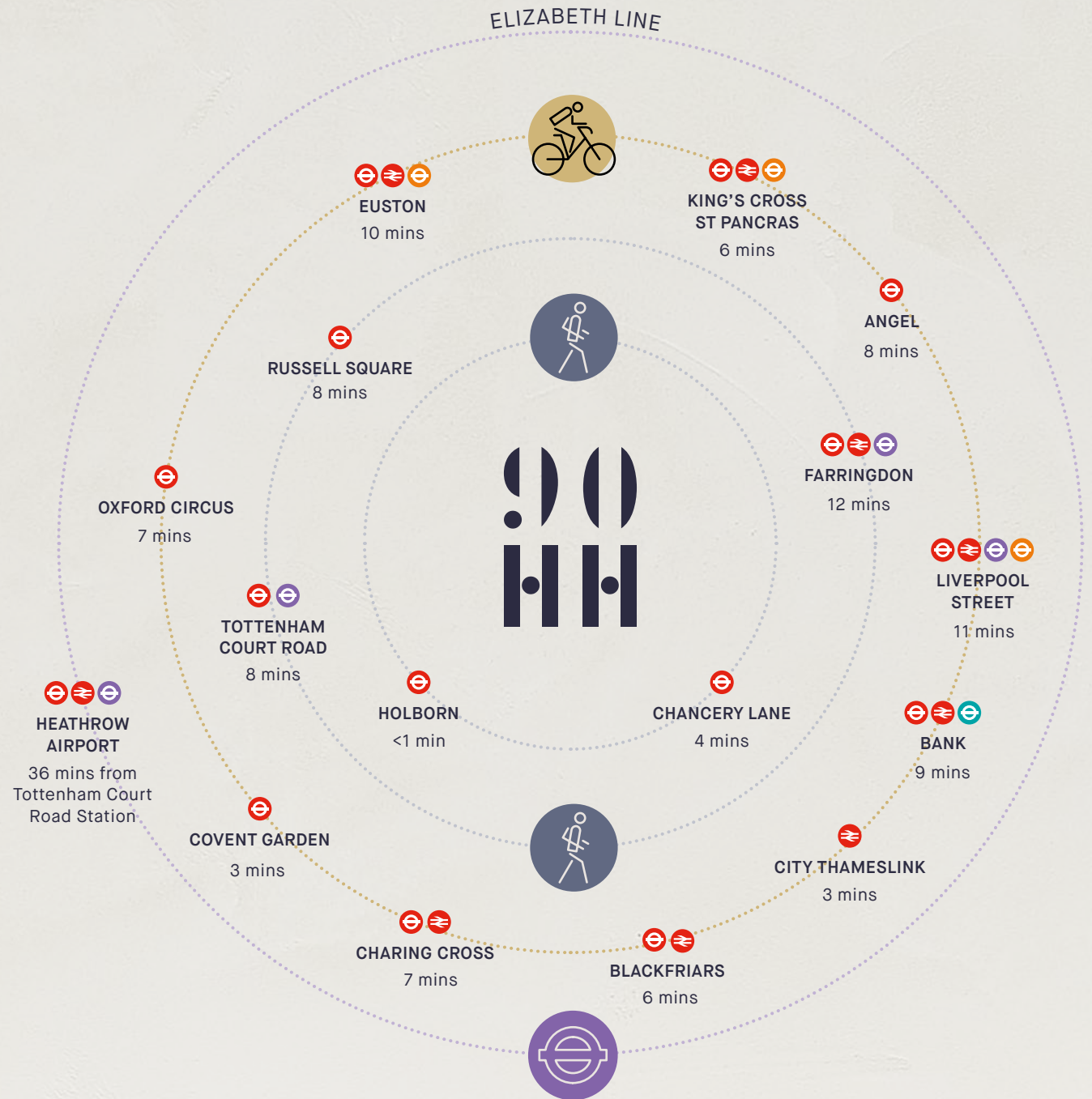


# On the move

90 High Holborn is just a minute's walk away from Holborn underground station providing access to Piccadilly and Central lines.

From 2022 the Elizabeth line will also be accessible from Tottenham Court Road station, which is one stop on from Holborn on the Central line.

Also, on the doorstep are multiple bus routes and access to the capital's cycle route network.



# A neighbourhood full of talent



**Deloitte.**



BARINGS



J.P.Morgan

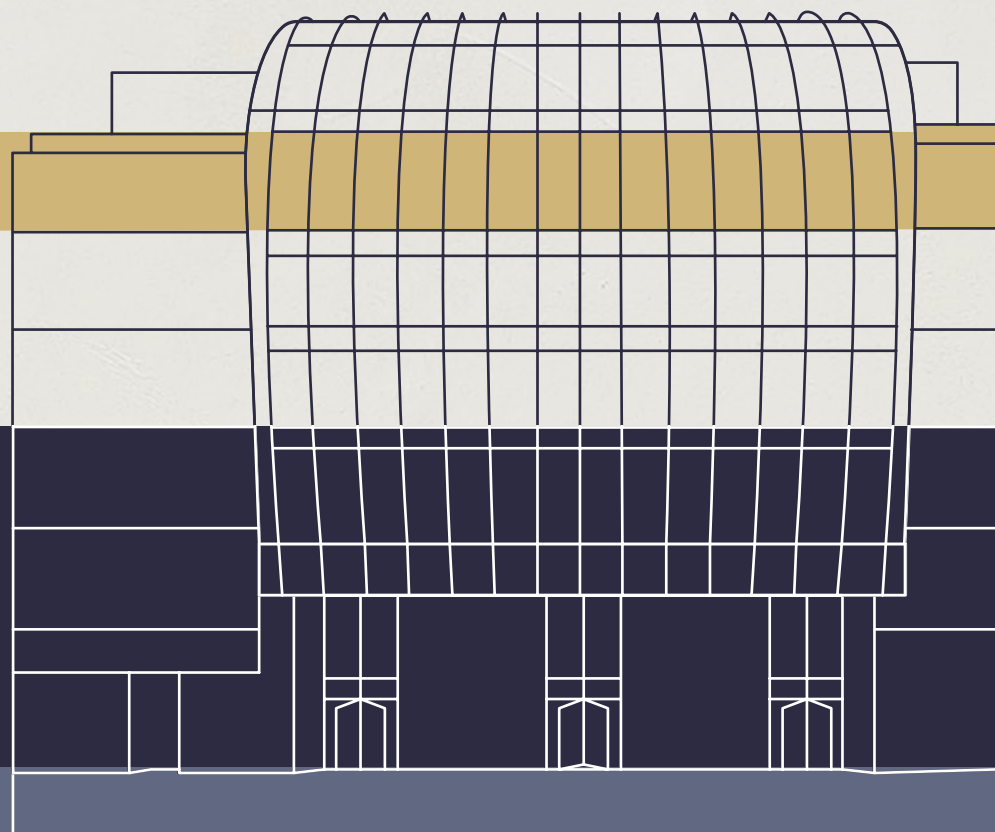
**IPG MEDIABRANDS**



**ABInBev**

# Available floors

Floor	Fit Out	Terrace	Sq Ft	Sq M
7th (LET)		✓		
6th (LET)		✓		
5th	LABS Fully Managed	✓	16,931	1,572.9
4th (LET)		✓		
3rd (LET)				
2nd*	CAT A		24,739	2,298.0
1st*	CAT A	✓	20,564	1,910.0
Ground	CAT A		5,072	471.2
Lower Ground	Shell & Core		10,720	995.9
<b>Total</b>			<b>78,026</b>	<b>7,248</b>



Accommodation (approx. NIA)

\*Subject to VP

Floor

# Lower Ground Floor

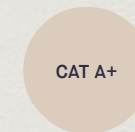
Size

10,720 sq ft / 995.9 sq m

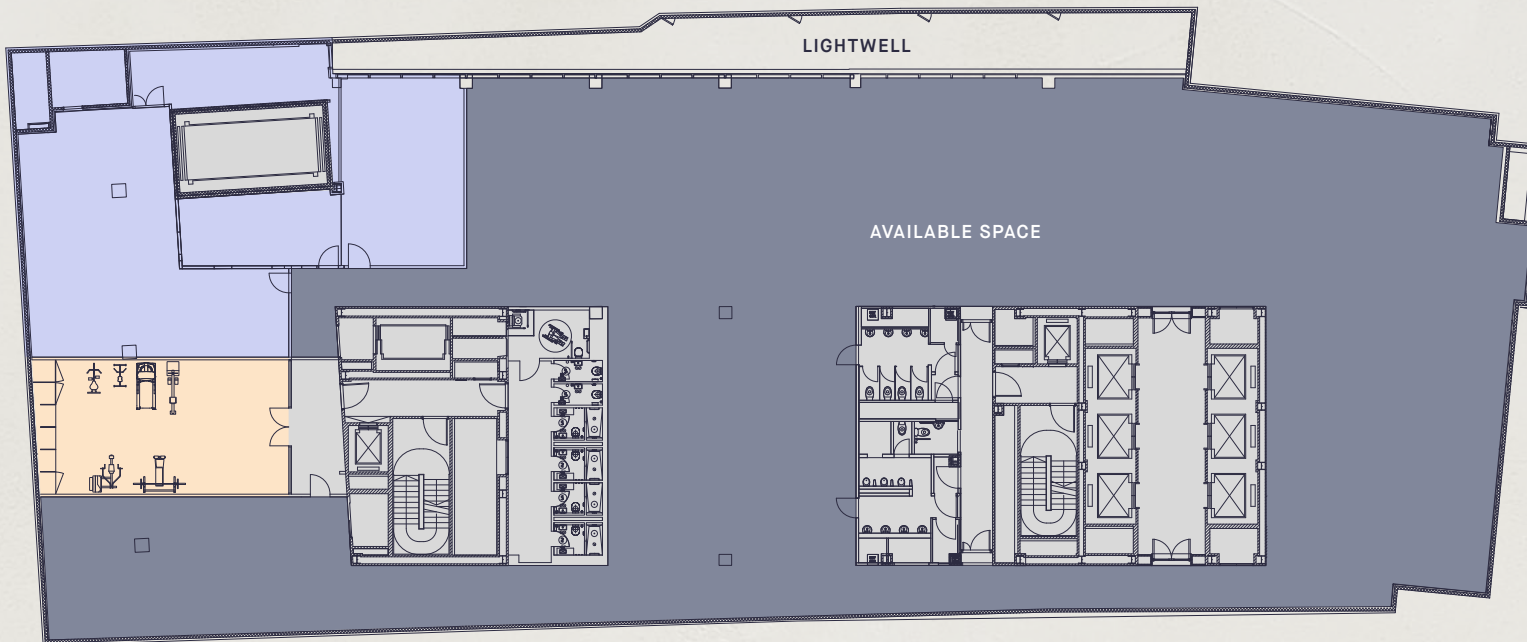
Space Solution in place



Other space solutions available



Eagle Street



We can introduce a staircase to connect ground and lower ground floor on bespoke request.

High Holborn

- Available
- Core/Communal
- LABS gym
- Loading Area



Plan not to scale. Indicative only.

Floor

# Ground Floor

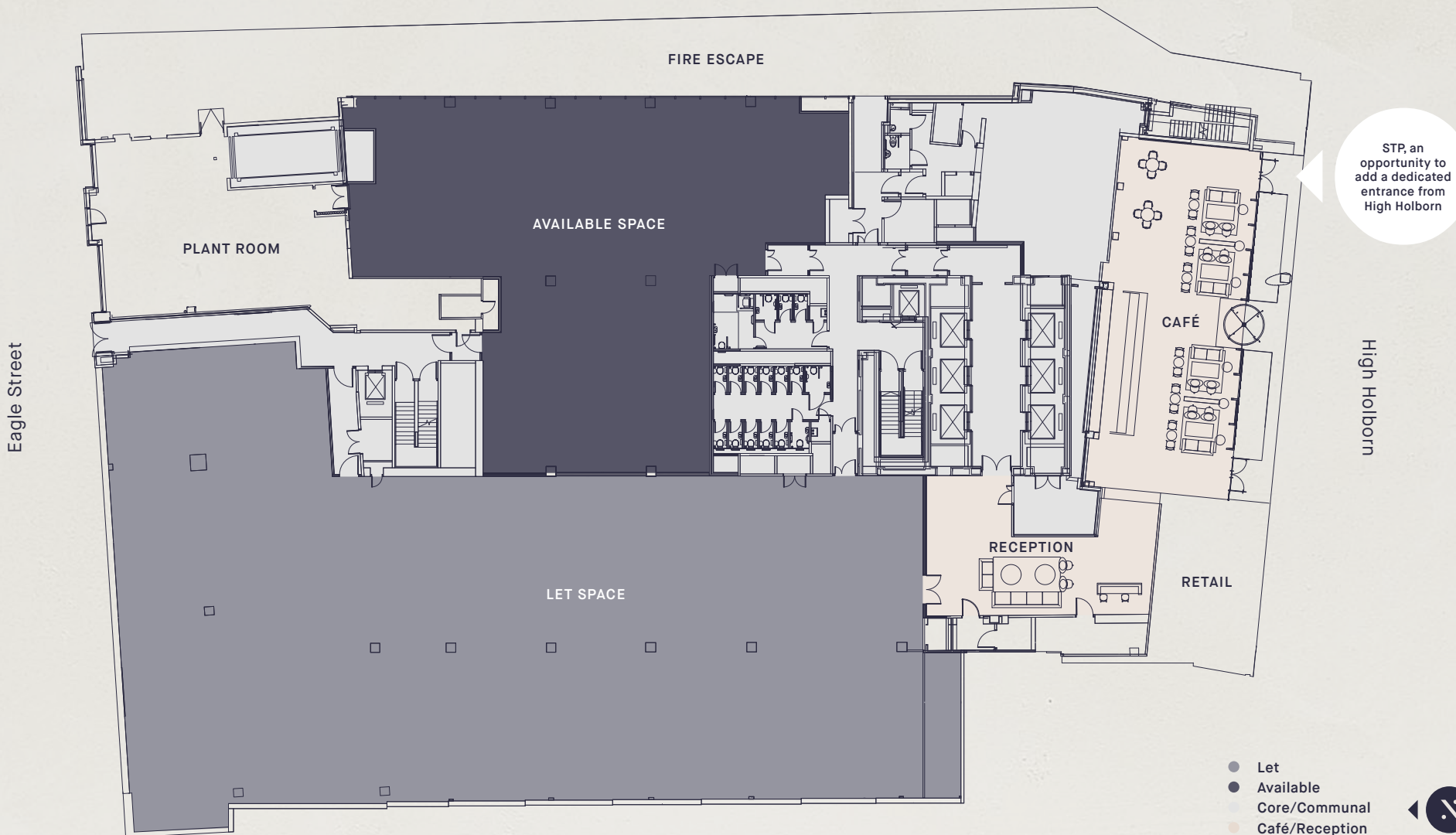
Size

5,072 sq ft / 471.2 sq m

Space Solution in place



Other space solutions available



Eagle Street

High Holborn

STP, an opportunity to add a dedicated entrance from High Holborn

- Let
- Available
- Core/Communal
- Café/Reception



Plan not to scale. Indicative only.

Floor

# First Floor

Size

20,564 sq ft / 1,910 sq m

Space Solution in place



Other space solutions available



Eagle Street

High Holborn



- Available
- Core/Communal
- Terrace



Plan not to scale. Indicative only. Subject to vacation possession.

Floor

# Second Floor

Size

24,739 sq ft / 2,298 sq m

Space Solution in place



Other space solutions available



Eagle Street

High Holborn



- Available
- Core/Communal



Plan not to scale. Indicative only. Subject to vacation possession.

Floor

# 5th Floor

Size

16,931 sq ft / 1,572.8 sq m

Space Solution in place

LABS  
Fully  
Managed

Other space solutions available

CAT A+

Eagle Street

High Holborn



- Let
- Available
- Core/Communal
- Terrace



Plan not to scale. Indicative only.



●  
**Calm &  
comfortable  
environments**  
●

LABS fully managed - 4th floor communal space. Indicative of 5th floor space.



●  
**Breakout spaces  
to support  
different ways  
of working**  
●

LABS fully managed - 4th floor communal space.  
Indicative of 5th floor space.





**LABS Fully  
Managed  
Solution or  
CAT A+**



# LabTech Customer Offering

As a LabTech customer, you can benefit from all the additional offerings from our subsidiary brands.

Your LabTech asset manager will tailor to your specific requirements and be more than happy to discuss a bespoke lease should any aspect of these brand offerings be of interest to you.

L A B S

## Coworking

- 750,000 sq ft of space with 5 buildings in Holborn, and 7 buildings in Camden
- Customisable workspaces
- Designed for people to create, connect and thrive
- Supporting companies of all sizes and requirements
- From temporary overflow space to long-term lettings
- LABS offers the turnkey solution that can flex to your needs

L A B S  
BY

||| LOCATION HOUSE

## Event Spaces

- Fully serviced venue space
- LABS has a portfolio of architecturally interesting venues
- Providing event experiences that are plug and play or made to measure

S T A Y

## Serviced Apartments

- Accommodation that feels like home
- Flexible, comfortable living with flawlessly consistent service
- Design-led and tech-savvy spaces, STAY apartments are created to optimise sleep, productivity and play
- Sizeable 1, 2 and 3 bedroom apartments
- In-house gym
- Spacious communal areas
- Access to LABS flexible workspaces

RI

## Office Design Run Interiors

- Bespoke furniture design
- Ensuring your office represents your business
- Offering a full turnkey, creative & unique design and supply service

# Portfolio Highlights

The very highest quality mixed use and residential developments in Central London.

LabTech is an internationally recognised property development and investment company specialising in the very highest quality mixed use and residential developments in Central London.

We own and manage 20-acres of prime real estate across the West End and Camden Market; from experiential retail destinations and serviced apartments to beautiful and thoughtfully designed offices available directly from us or via our subsidiary, LABS on a custom fitted and managed solution. We have the in-house expertise and capability to work with you to design and deliver flexible office space that suits your needs.



Stables Market



Herbrand Street



Hawley Wharf



Victoria House



1 Granary Street



1 Museum Street

Technology sits at the very heart of our strategy. Indeed, the LabTech group includes innovative technology companies who make an invaluable contribution to our property management, customer management and finally, our retail experience initiatives.

Our mission is simple; to create a vibrant ecosystem where people can live, work, shop and play: all connected by advanced technology in one seamless experience.

# Further Information

## Terms

Upon application.

## Viewings

Strictly through sole agents.

### Ed Nicholson

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LABTECH

L A B S

CBRE

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