

TO LET - OFFICE

45 EAGLE STREET

WC1R 4FS



Key Highlights

- 1,388 to 3,437 sq ft
- Passenger lift
- Landscaped rear courtyard
- Communal rooftop terrace
- Fully Fitted
- Air conditioning with exposed services
- Access to meeting room facilities
- High quality end of trip facilities

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Description

45 Eagle Street was refurbished in recent years and designed by Buckley Gray Yeoman. The ground and top floor are now available. Both are fully fitted. There is a communal roof terrace and excellent end of trip facilities.

Location

45 Eagle Street is centrally located between the West End and the City. It is situated on the north side of Eagle Street close to High Holborn and Red Lion Square.

The property benefits from excellent local amenities together with superb transport connections. Holborn (Central and Piccadilly line), Chancery Lane (Central line) and Farringdon (Elizabeth Line, Thameslink, Circle and Metropolitan) stations are all within a short walk.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Rent	Availability
3rd - Fully Fitted	2,049	190.36	£72.50 /sq ft	Available
Unit - Ground & LG	1,388	128.95	£62.50 /sq ft	Available
Total	3,437	319.31		

Specification

Quoting rent: £62.50 to £72.50 per sq ft

Rates: £27.63 per sq ft

Service Charge: £16.50 per sq ft

Viewings

Strictly by appointment only



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