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**ARCHITECTURALLY DESIGNED OFFICES  
TO LET**

**14 GREAT TURNSTILE  
LONDON WC1**

**2,082 sq ft (193 sq m)**

**Location**

The building is situated on the east side of Great Turnstile, a pedestrianized thoroughfare located in the north east corner of Lincolns Inn Fields close to its junction with Whetstone Park.

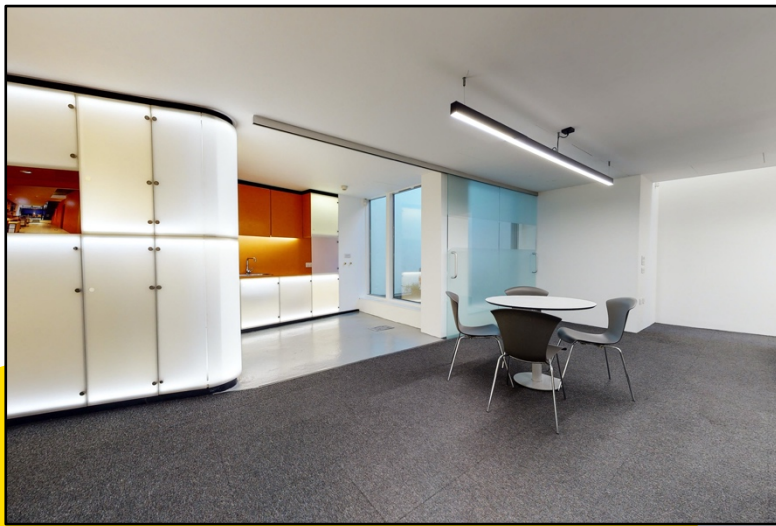
Transport links in the area are excellent with Chancery Lane (Central line), and Holborn (Central and Piccadilly lines) stations both within short walking distance.

**Accommodation**

The available offices comprise a self-contained unit arranged over ground and lower ground floors. The accommodation, which is to be redecorated is offered in mainly open plan format.







## **Floor Areas**

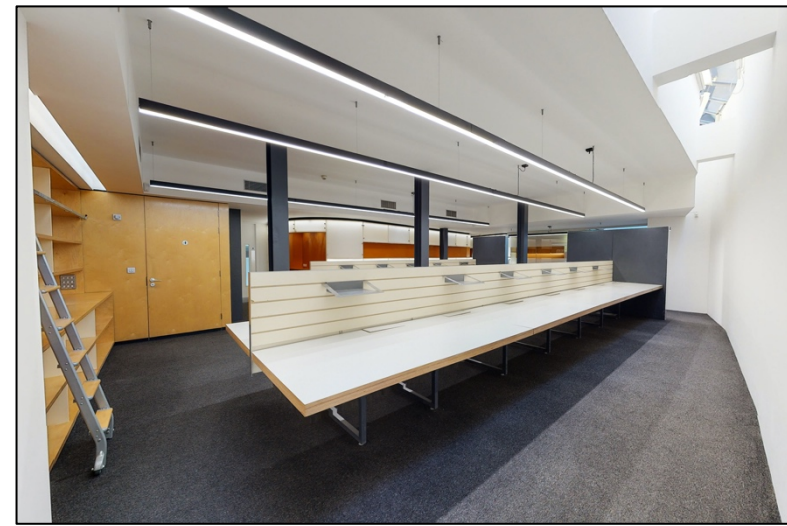
Ground Floor - 1,160 sq ft (107 sq m)  
Lower Ground Floor - 922 sq ft (85 sq m)  
Total - 2,082 sq ft (193 sq m)

## **Amenities**

- \* Fully cabled \* Fully fitted desk system \*
- \* Mechanical Ventilation System \* Gas C/H \*
- \* Self-contained \* DDA Compliant \*
- \* Built-in storage \* Fully Fitted Kitchen \*
- \* Fibre \* 24 Hour access \* Shower \*
- \* Low energy lighting \* Intruder alarm \*

## **Lease**

A new lease is available for a term by arrangement,  
to be contracted out of rights of renewal &  
compensation under the L & T Act 1954.



## **Rent**

£93,000 per annum

## **Service Charge**

The charge for the current year equates to £4.50 psf.

## **Business Rates**

We understand the current rates payable equate to £15.25 per sq ft.

## **Viewing**

Strictly by appointment through letting agents

**Gale Priggen & Co**

**02074045043**

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