

### SUBJECT TO CONTRACT

#### Building

33 Holborn was designed by Foster + Partners providing 323,000 sq ft of high quality office space on a significant island site overlooking Holborn Circus. Set over 3 basement levels, ground and 8 upper floors, 33 Holborn offers floor plates of up to 34,000 sq ft.

#### Location

33 Holborn benefits from proximity to one of London's best-connected stations. Farringdon Station (less than 5 minutes walk away) will be the only station in London connecting both Crossrail and Thameslink Stations creating connections through London and beyond and connects three of London's airports, Heathrow, Gatwick and Luton.

33 Holborn is prominently located on Holborn Circus, one of the City's main thoroughfares to the West End.

Other transport connections are excellent with Chancery Lane a 2 minute walk away (Central Line)

#### Office Specification & Amenities

- Full height glazed atrium
- 240 seat auditorium
- Canteen
- Car Parking
- Bike spaces and showers
- 4-Pipe fan coil air conditioning system
- 1:10 sqm occupancy

**5<sup>th</sup> Floor – 496 Desks + 13 Meeting Rooms**

**4<sup>th</sup> Floor – 383 Desks + 16 Meeting Rooms**

#### Lease

The property is available by way of a flexible sublease from Sainsbury's until October 2026

#### Viewing

Viewing strictly by appointment through Cushman & Wakefield.



Floor	Area (sq ft)	Area (sq m)
5 <sup>th</sup>	32,092	2,981
4 <sup>th</sup>	33,679	3,129
<b>Total</b>	<b>65,771</b>	<b>6,110</b>

\*subject to measurement

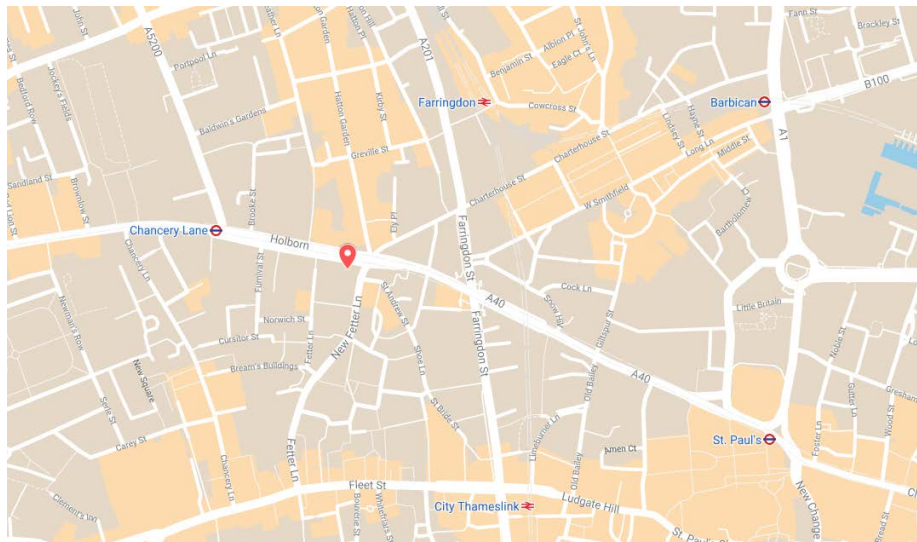
Costs	Per Sq Ft
Rent	Guiding £59.50
Rates	c£18.75
Service charge	£11.98

For more information please  
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## 5<sup>th</sup> Floor Plan

