

OFFICE FOR LEASE

CBRE

35 HIGH HOLBORN

1,237 – 17,079 SQ. FT

London, WC1



DESCRIPTION

35 High Holborn presents a rare opportunity to acquire a self-contained HQ building prominently located on High Holborn. The property benefits from immediate access to Chancery Lane Tube Station and is within walking distance of Holborn, City Thameslink and Farringdon Stations providing National Rail, Central, Hammersmith and City, Metropolitan and Piccadilly line connections.

Arranged over 6 floors the building is served by an entrance lobby with reception and 2 passenger lifts. Each floor is fitted with a kitchenette, meeting rooms and breakout space. The building benefits from a roof terrace on the 6th floor.

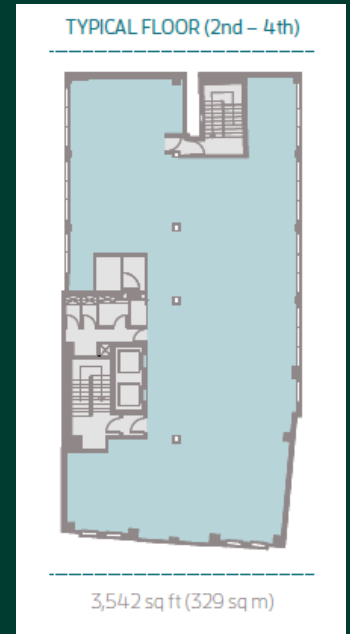
TERMS

- Lease: assignment or a sub-lease of the whole until October 2024 (inside 1954 Act)
- Guiding Rent: £49.50 per sq ft pa
- Rates: est £28.50 per sq ft
- Service Charge: TBC

- EPC Rating: C 73



FOR LEASE



Level	sq. ft	sqm
6	1,237	115
5	2,171	202
4	3,073	285
3	3,447	320
2	3,542	329
1	2,929	272
Total	17,097	1,589

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