



OFFICE TO LET

37 HIGH HOLBORN

London, WC1V 6AE

37-39 HIGH HOLBORN, LONDON WC1: 1,891 SQ FT FULLY FITTED
REFURBISHED OFFICE ACCOMMODATION IN THE HEART OF MIDTOWN

1,891 SQ FT (175.68 SQ M)

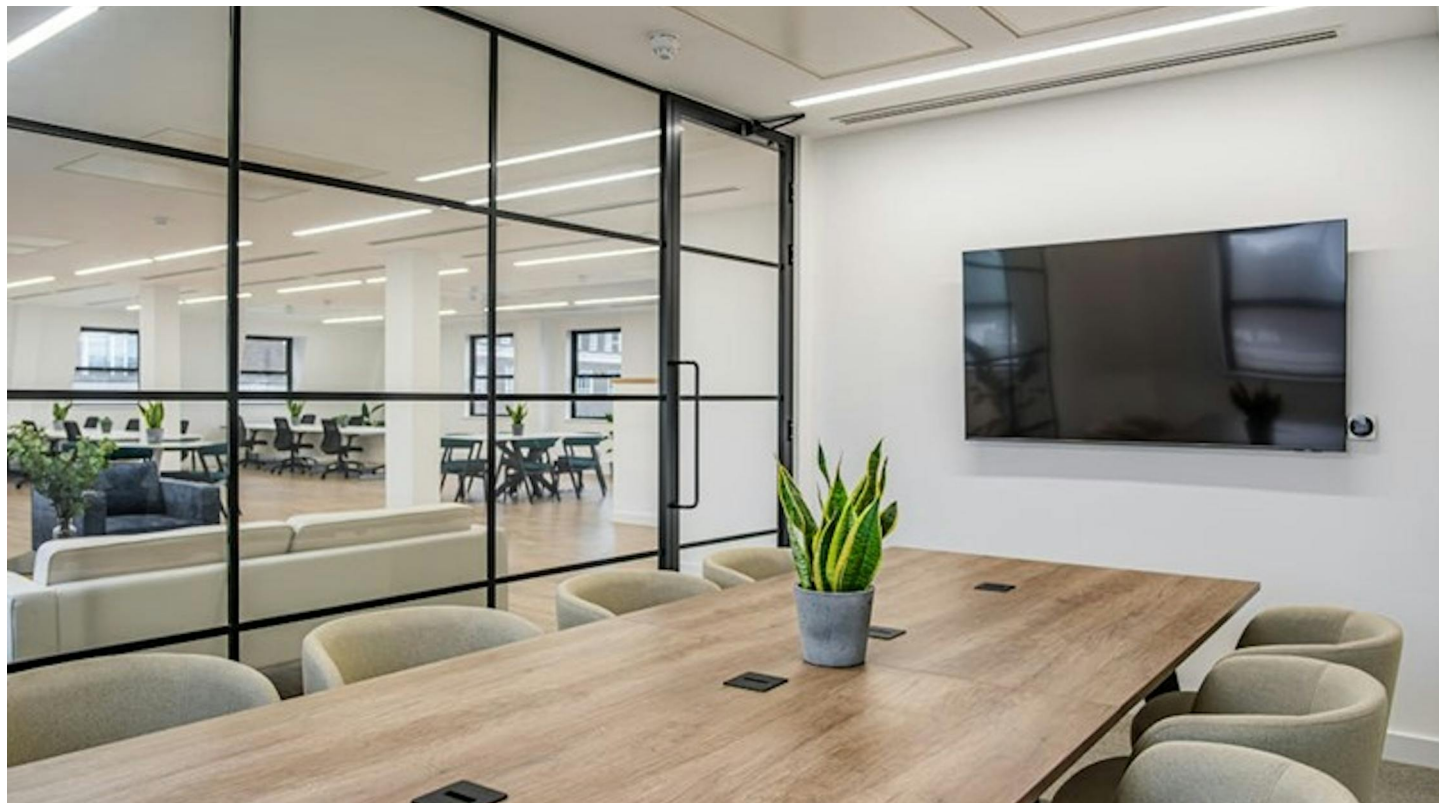


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DETAILS



DESCRIPTION

37 High Holborn has undergone a comprehensive refurbishment and offers 1,891 sq ft of bright, contemporary workspace. The sixth floor benefits from a high quality fit out. Additionally, the common areas, end of journey facilities, WCs and reception have also undergone works to bring the building in-line with current tenant demands.

ACCOMMODATION

The accommodation comprises of the following

Name	sq ft	sq m	Tenure	Availability
6th	1,891	175.68	To Let	Available
5th	1,992	185.06	To Let	Let
4th	2,060	191.38	To Let	Let
3rd	2,384	221.48	To Let	Let
1st	3,089	286.98	To Let	Let

KEY FEATURES

- Plug & Play and CAT A+ Accommodation
- New Showers and Bike Racks
- Newly Refurbished Reception
- New LED Strip Lighting
- Private Outdoor Terrace on the 4th Floor
- Plaster Finish Ceiling

OUTGOINGS

- **Rent:** £67.50 per sq ft
- **Rates:** £20.78 per sq ft
- **Service charge:** £15.20 per sq ft 2024/2025 Service Charge
- **Estate charge:** n/a

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LOCATION



37 High Holborn benefits from an enviable location, situated in the bustling sub-market of Midtown, on the north side of High Holborn. The area is well serviced by a number of shops, restaurants, cafés and bars. Transport links are excellent – the building is situated between Chancery Lane (Central line) and Holborn (Central and Piccadilly lines) underground stations. Farringdon station (National Rail, Circle, Hammersmith and City and Metropolitan lines) is a short walk away, and now benefits from the introduction of the Elizabeth Line.

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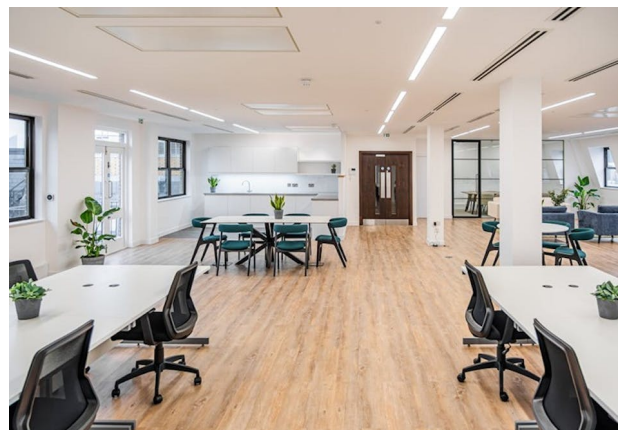
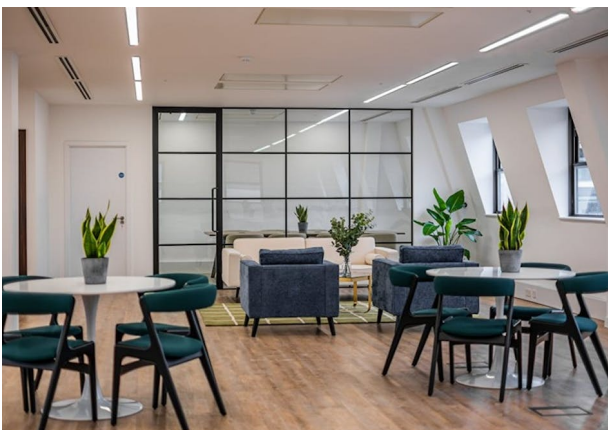
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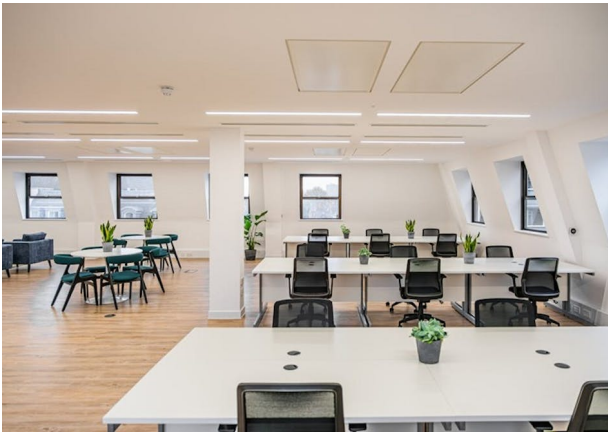
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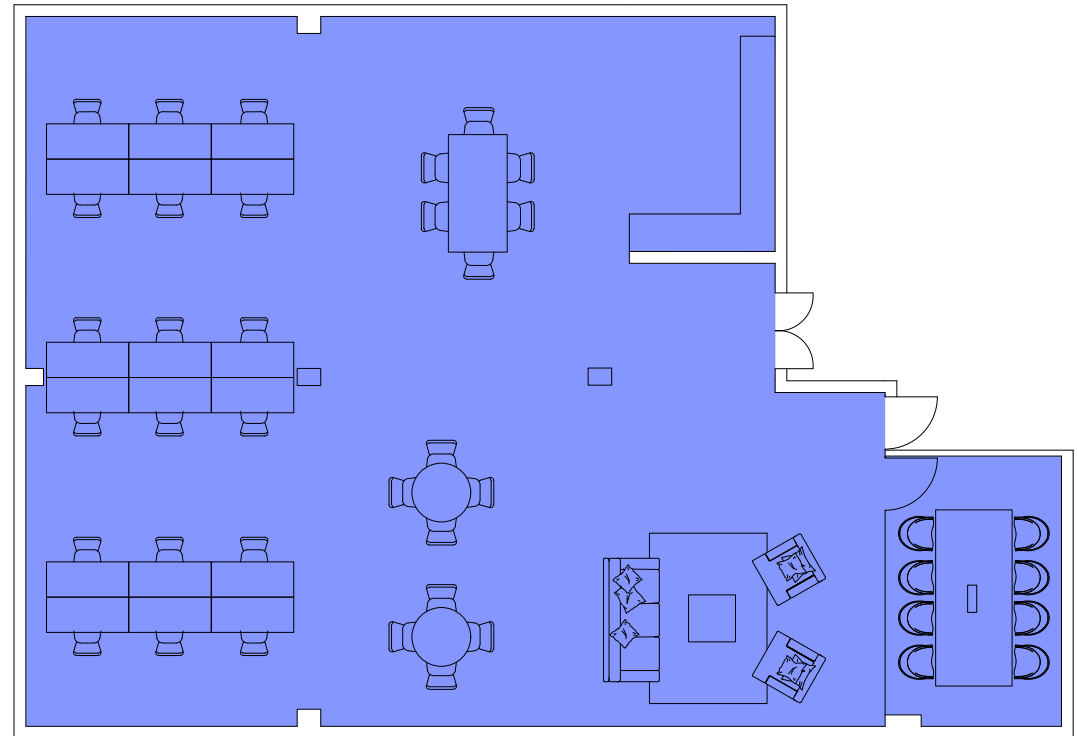


37.

37-39 High Holborn
London WC1

Open plan workstations	18
Hot desks	14
8 person meeting room	1
Breakout areas	1
Kitchen	1
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Total workstations	32

6th Floor Plan
1,891 Sq Ft (176 Sq M)



HIGH HOLBORN

● Office

⌚ Plan not to scale.
For indicative purposes only.