

HOLBORN WC1

45 EAGLE STREET

1,388 SQ FT / 2,049 SQ FT
FULLY FITTED OFFICES



OVERVIEW

WORKSPACE ELEVATED.

FULLY FITTED WORKSPACE,
THOUGHTFUL AMENITIES AND
OUTDOOR SPACES IN HOLBORN.

45 Eagle Street offers 1,388–3,437 sq ft of exceptional, ready-for-work offices. The available space is arranged over the self-contained ground & lower ground floor, and the third floor.



Fully fitted
office space



Communal roof
terrace

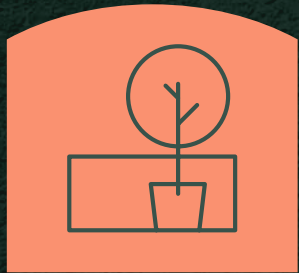


3RD FLOOR OFFICE

RECEPTION



SUMMARY SPECIFICATION



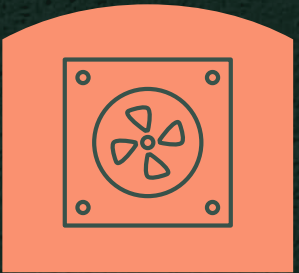
Landscaped
courtyard



Reception
concierge



Exposed
services



Air
conditioning



Bicycle
storage



Shower
facilities



Excellent
natural light



Passenger
lift

ACCOMMODATION

SCHEDULE OF AREAS

FLOOR	SQ FT	SQ M
Third	2,049	190.4
Ground & Lower Ground*	1,388	129.0
TOTAL	3,437	319.3

*Self-contained unit with interconnecting staircase.



COMMUNAL TERRACE

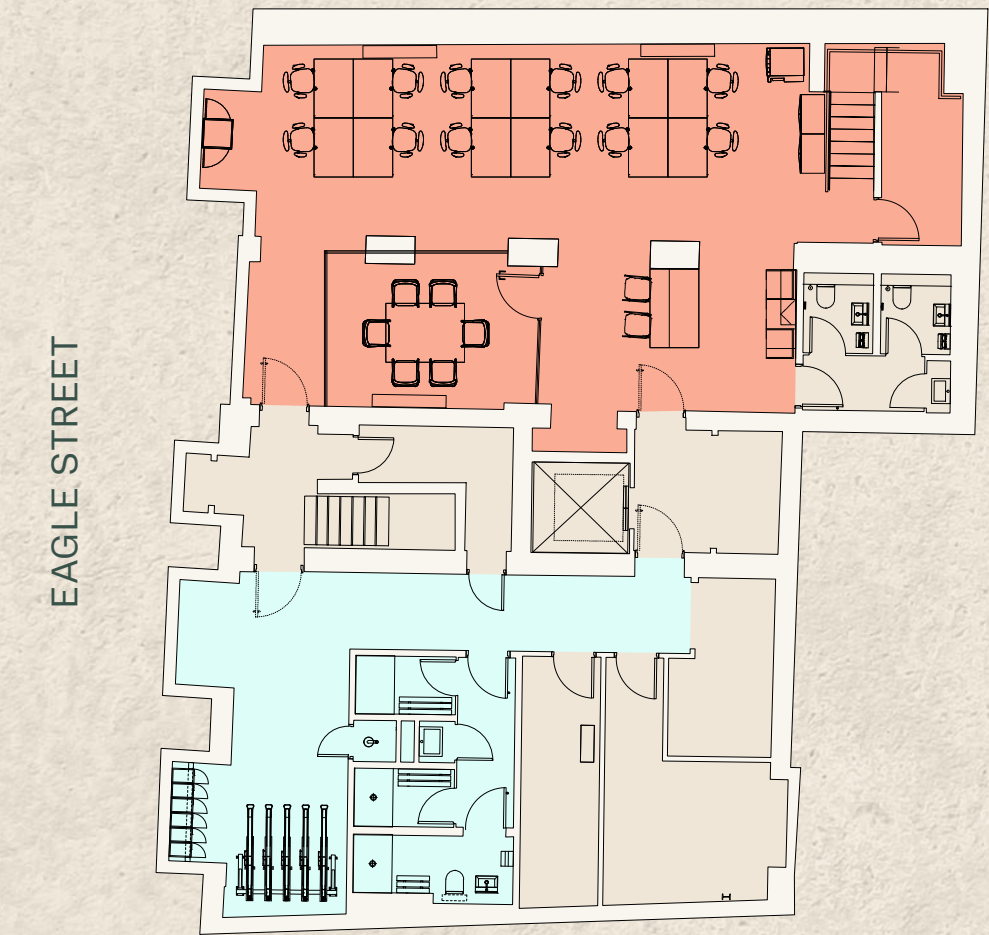


3RD FLOOR BREAKOUT

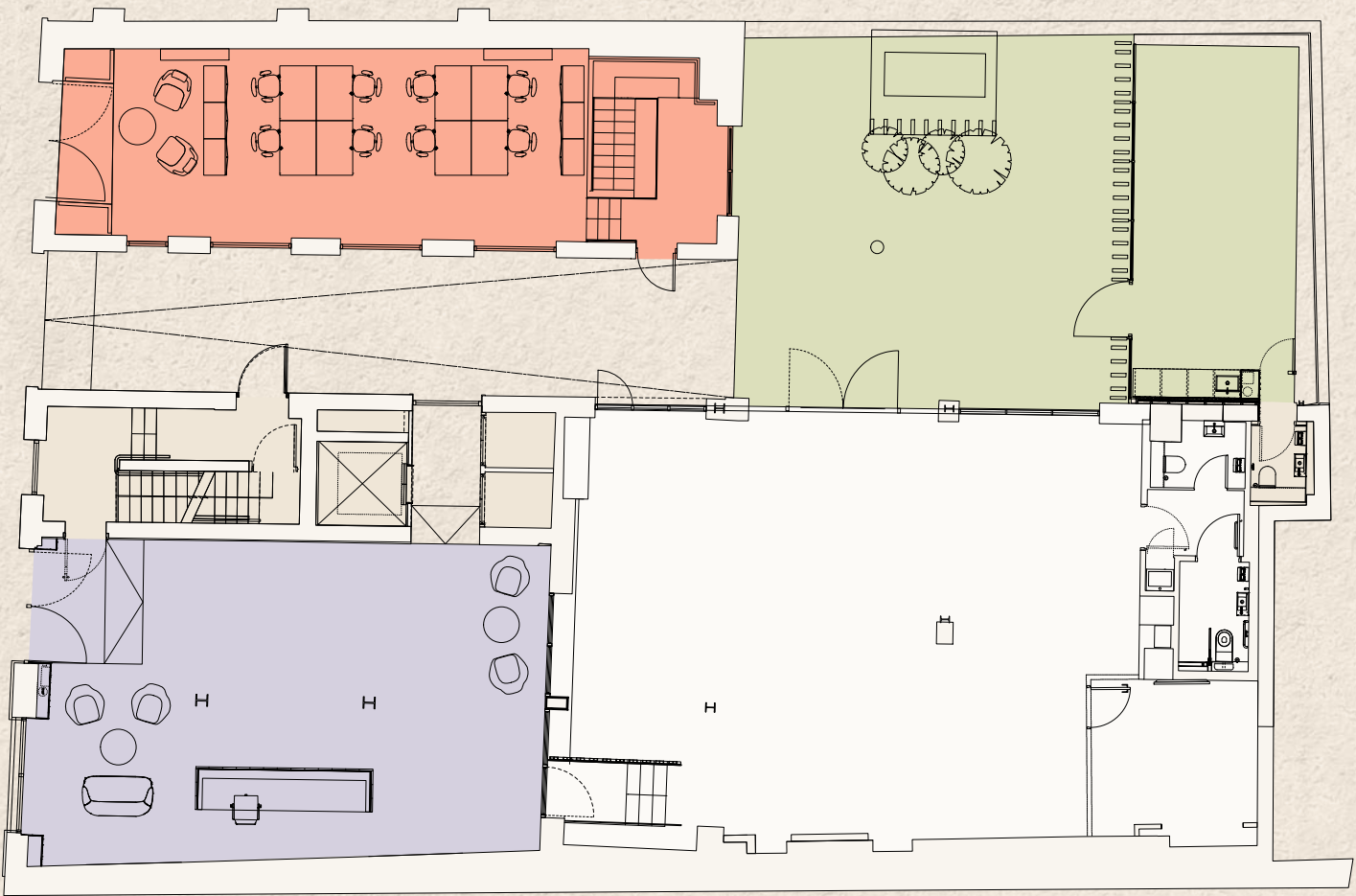
GROUND & LOWER GROUND FLOOR

1,388 SQ FT / 129.0 SQ M

LOWER GROUND



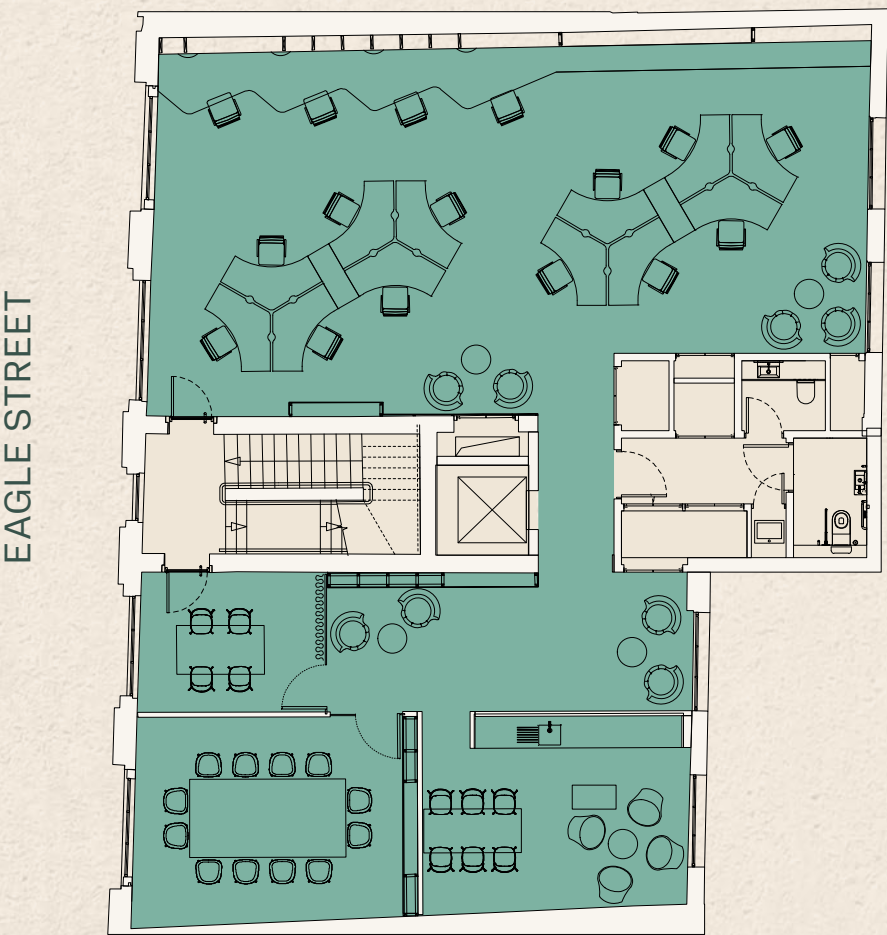
GROUND



Workstations	20
6 person meeting room	01
Teapoint / breakout	01
Garden room	01

THIRD FLOOR

2,049 SQ FT / 190.4 SQ M



Workstations	16
12 person boardroom	01
Teapoint / breakout	01
4 person meeting room	01



LOCATION

PERFECTLY
PLACED.

JUST MOMENTS FROM HOLBORN
STATION AND AMONGST THE
INDEPENDENT SHOPS, CAFÉS
AND RESTAURANTS OF LAMB’S
CONDUIT STREET.



- LOCAL OCCUPIERS

 - 01 Estee Lauder
 - 02 Michael Kors
 - 03 Warner Brothers
 - 04 Moneysupermarket
 - 05 Palantir
 - 06 Google / NBC
- LOCAL ATTRACTIONS

 - 01 Royal Opera House
 - 02 British Museum
 - 03 Shaftesbury Theatre
 - 04 The Dominion Theatre
 - 05 Covent Garden Piazza
 - 06 Soho Square Gardens
- HOTELS

 - 01 The Hoxton Holborn
 - 02 Soho House
 - 03 Bloomsbury Hotel
 - 04 Rosewood Hotel
 - 05 The Mandrake Hotel
 - 06 Covent Garden Hotel
- BARS & CAFÉS

 - 01 Blank Street Coffee
 - 02 Bloomsbury Coffee
 - 03 The Gin Bar
 - 04 Scarfes Bar
 - 05 Monmouth Coffee
 - 06 The Escapologist
- RESTAURANTS

 - 01 The Ivy
 - 02 Sushi Samba
 - 03 The Bountiful Cow
 - 04 Hawksmoor
 - 05 Blacklock
 - 06 Clos Maggiore
- FITNESS

 - 01 1Rebel Holborn
 - 02 Nuffield Health
 - 03 Oasis Sports Centre
 - 04 Gymbox
 - 05 Virgin Active
 - 06 Pure Gym



WALK TIMES

- HOLBORN

3 mins
- CHANCERY LANE

4 mins
- FARRINGDON

11 mins
- TOTTENHAM COURT RD

12 mins

The building benefits from excellent connectivity, with Underground services nearby and the Elizabeth Line and National Rail easily reached via Farringdon station.

FURTHER INFORMATION

For further information or to arrange a viewing,
please contact the sole letting agents:



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Misrepresentations Act 1967: Whilst all the information is believed to be correct,
neither the agents nor the client guarantee its accuracy nor is it intended to form any
part of any contract. All areas quoted are approximate. September 2026.

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