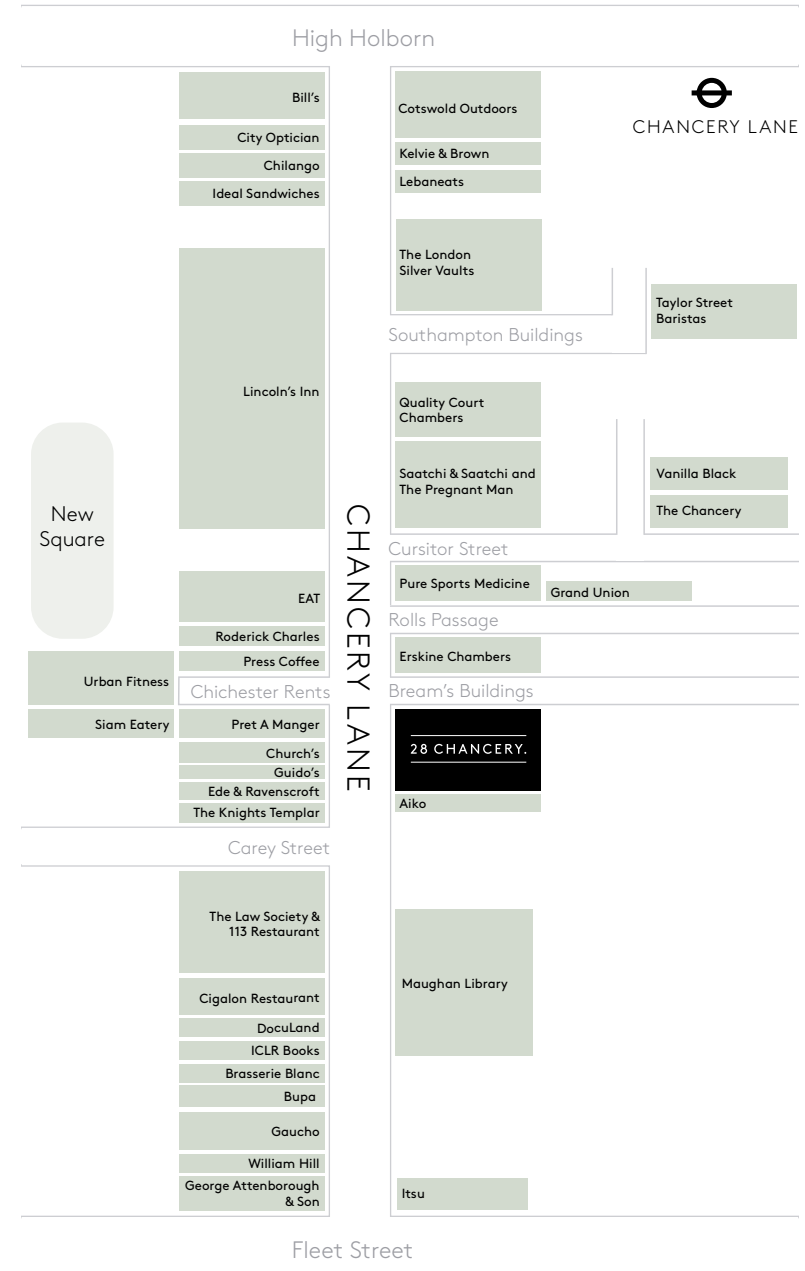

28 CHANCERY.



TO LET - EXCEPTIONAL ACCOMMODATION WITH POTENTIAL FOR A VARIETY OF A1 RETAIL AND A3 RESTAURANT USES

25-32 CHANCERY LANE, WC2A 1LB.

The retail and leisure market in Chancery Lane exhibits the best of old meets new, with traditional and long-standing retailers such as Ede & Ravenscroft and Church's sitting alongside favoured dining spots including Gaucho, Brasserie Blanc, Cigalon and The Pregnant Man. The wider Midtown market is renowned for quality hotels such as The Rosewood, Apex and The Hoxton, along with restaurants such as The Delaunay, Roka and Vanilla Black, all of which are within 1km of 28 Chancery Lane.

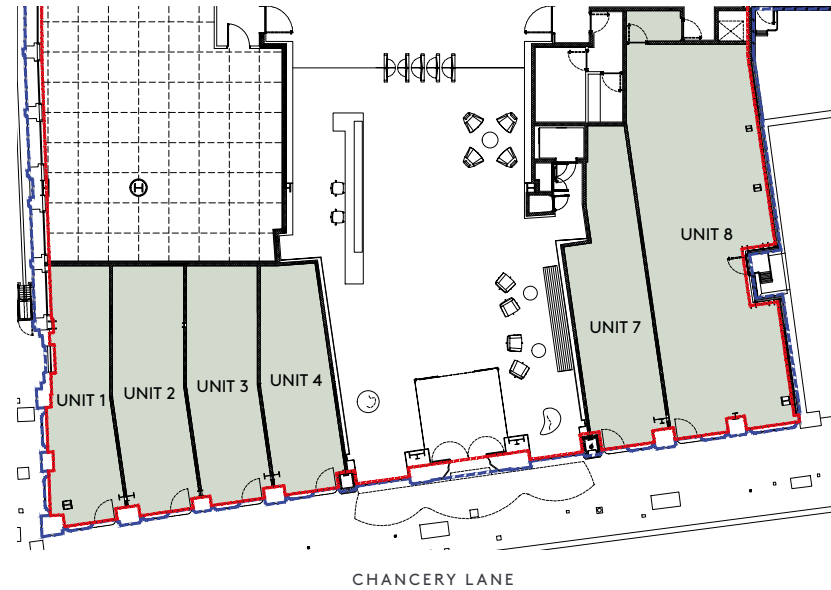


ACCOMMODATION.

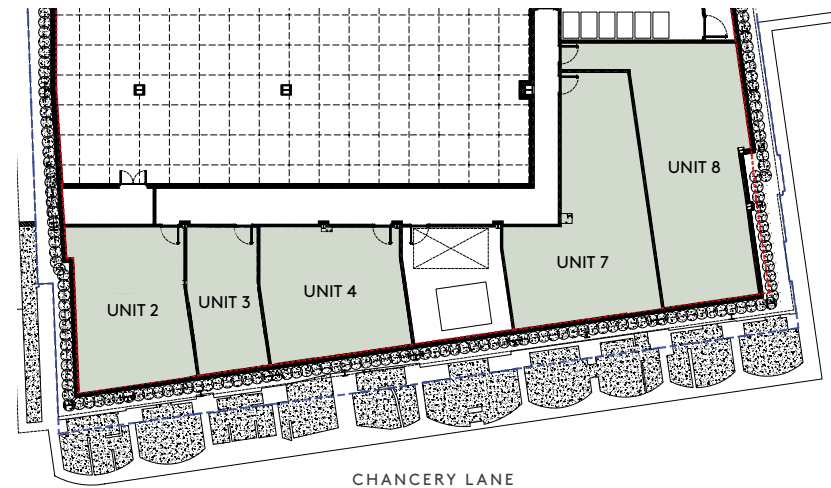
The subject property has recently been redeveloped behind a retained façade to an exceptional standard and offers over 6,000 sq ft of ground and lower ground floor accommodation suitable for a variety of A1 retail and, subject to obtaining the necessary consent, A3 restaurant uses. The flexible layout offers a range of unit sizes from 395 sq ft to 3,200 sq ft. The units are finished to a shell specification with capped services and are ready for immediate occupation.

UNIT	TENANT	FLOOR	SQ FT (GIA)
UNIT 1	Cojean	Ground	395
Sub total			395
UNIT 2	Cojean	Ground	458
	Cojean	Lower ground	428
Sub total			886
UNIT 3	Cojean	Ground	436
	Cojean	Lower ground	269
Sub total			705
UNIT 4	Available	Ground	395
		Lower ground	487
Sub total			882
UNIT 7	Honi Poke	Ground	540
	Honi Poke	Lower ground	690
Sub total			1,230
UNIT 8	Available	Ground	1,240
		Lower ground	763
Sub total			2,003
TOTAL			6,101

GROUND FLOOR



LOWER GROUND FLOOR

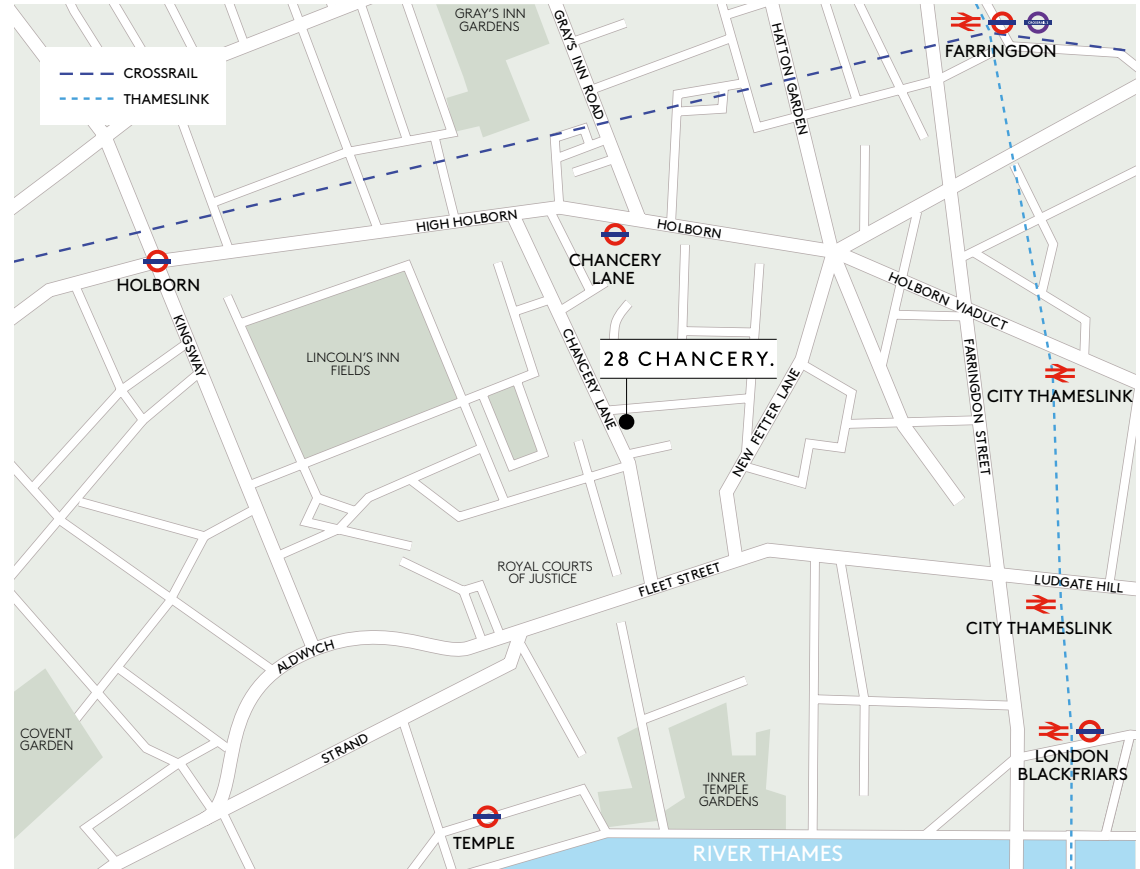


LOCATION.

Chancery Lane has been the subject of extensive public realm works in recent years and now comprises a unique, high-quality retail and dining destination on the borders of the City of London, in close proximity to both Fleet Street and High Holborn. Renowned as the heart of London's legal district, nearby occupiers include The Law Society, The Maughan Library, The Royal Courts of Justice and the Honourable Society of Lincoln's Inn, along with numerous Barristers' chambers.

NEW OCCUPIERS.

In recent months there have been a number of exciting new additions to the occupier mix, kick-started by Saatchi & Saatchi's relocation to their new headquarters at 40 Chancery Lane. Framestore, the world renowned, Bafta and Oscar award winning visual effects company will be occupying the entire 100,000 sq ft of office space at 28 Chancery Lane. These two occupiers will complement the significant existing office population on Chancery Lane, by adding approximately 2,000 new and creative workers.



EPC.

Available on request.

TERMS.

Upon application.

CONTACT.

STEVEN STEDMAN
020 7182 2712
steven.stedman@cbre.com

JONNY PERKINS
020 7182 2187
jonny.perkins@cbre.com



NEIL DAVIES
020 7855 3595
ndavies@farebrother.com

SCOTT FISHER
020 7855 3507
sfisher@farebrother.com



Subject to contract. Farebrother and CBRE for themselves and the vendor of this property give notice that these particulars do not form, or form part of, any offer or contract. They are intended to give fair description of the property and whilst every effort has been made to ensure their accuracy this cannot be guaranteed. Any intending purchaser must therefore satisfy themselves by inspection or otherwise. Neither Farebrother or CBRE, nor any of its employees, has any authority to make or give any further representations or warranty whatsoever in relation to this property. June 2020.