



AGENCY

OFFICE

**THAVIES INN HOUSE,
3-4 HOLBORN CIRCUS
CITY OF LONDON,
LONDON
EC1N 2HP**

DESCRIPTION

The available accommodation is situated on the third floor (6,105 sq ft) with extensive window frontage on to Holborn. The floor has a good quality fit-out with a range of private offices, meeting rooms, kitchen and open plan offices.

LOCATION

The building is located in the heart of Midtown, on the south side of Holborn Circus at its junction with St Andrews Street.

City (Thameslink) Railway Station, Farringdon (Crossrail, Metropolitan, Circle and Hammersmith & City Lines), Chancery Lane (Circle Line) and St Pauls (Central Line) Underground Stations are all close by whilst the area is served by a range of shops, restaurants & bar.

ACCOMMODATION

Floors / Units	Size sq ft
3rd Floor	6,105 sq ft (567.15 sq m)
Total	6,105 sq ft (567.15 sq m)

ADDITIONAL INFORMATION

The accommodation is available on a new lease direct from the Landlord for a term to be agreed.

Rent: On Application

Rates: Est £18.30 psf (April 2017/18)

Service Charge: £10.88 psf

Legal Costs: Each party to bear their own legal costs

FULLY FITTED OFFICE FLOOR TO LET



TENURE LEASEHOLD

SIZE 6,105 SQ FT

KEY FEATURES

- ▶ Fully Fitted / Plug & Play
- ▶ On-site Building Manager
- ▶ 2 Passenger Lifts
- ▶ Air Conditioning
- ▶ Raised Floor
- ▶ Excellent Levels of Natural Light
- ▶ Shower Facilities
- ▶ Kitchen

FOR FURTHER INFORMATION

MR ROBERT ROONEY

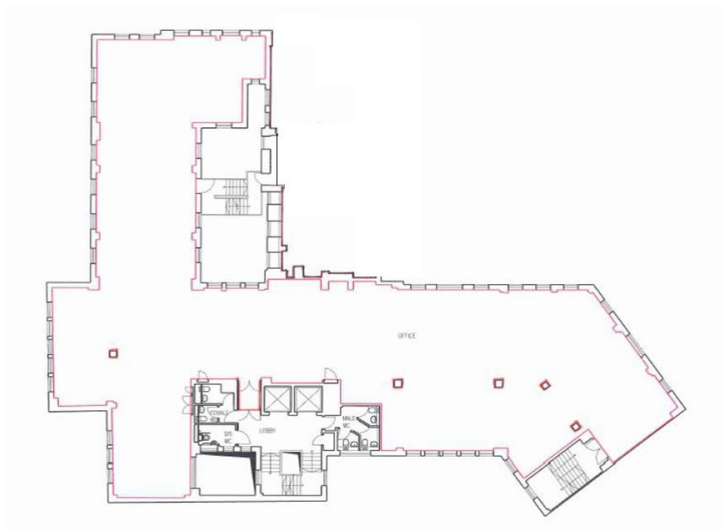
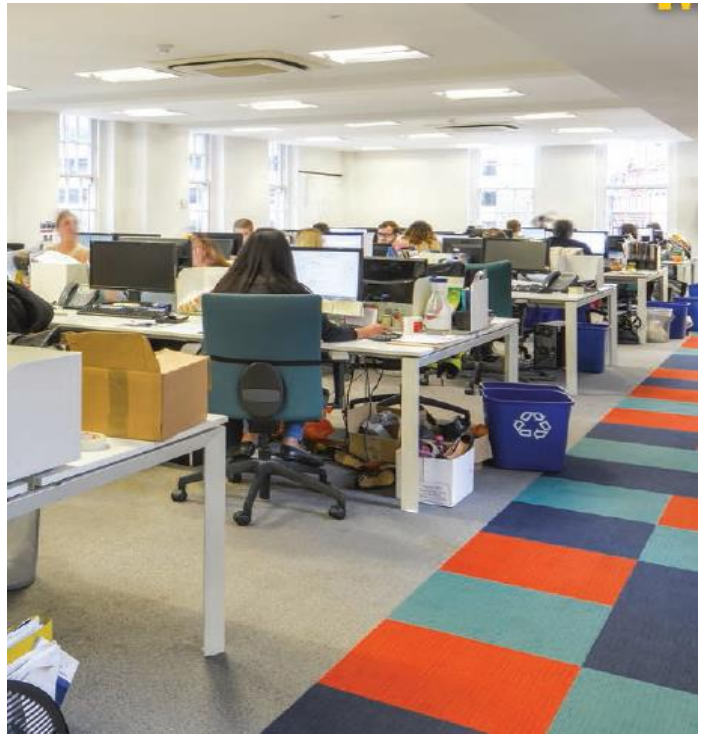
+44 (0) 20 7338 4408

robert.rooney@bnpparibas.com

GEMMA HEWES

+44 (0) 20 7338 4050

gemma.hewes@bnpparibas.com



Misrepresentation Act 1967: BNP Paribas Real Estate Advisory & Property Management UK Limited for themselves and for the vendor(s) or lessor(s) of this property whose agents they are, give notice that: 1. These particulars do not constitute, nor constitute any part of, an offer or contract. 2. None of the statements contained in these particulars as to the property are to be relied on as statements or representations of fact. 3. Any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 4. The vendor(s) or lessor(s) do not make or give and neither BNP Paribas Real Estate Advisory & Property Management UK Limited nor any person in their employment has any authority to make or give, any representation or warranty whatever in relation to this property. Finance Act 2013: Unless otherwise stated all prices and rents are quote exclusive of VAT. The Business Protection from Misleading Marketing Regulations 2008: These details are believed to be correct at the time of compilation but may be subject to subsequent amendment. January 2016.