



**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)
<b>Total</b>	<b>6,105 sq ft (567.15 sq m)</b>

**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**

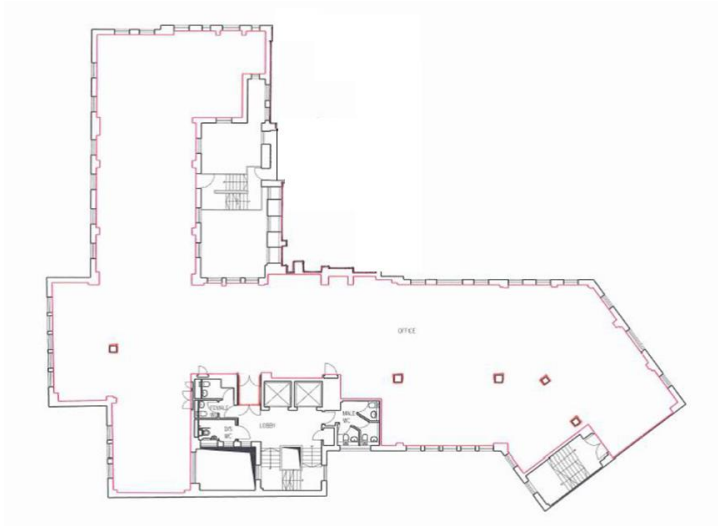
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