



TO LET

904 SQ FT
(83.98 SQ M)

£45 PER SQ FT

Fully fitted offices, opposite
Holborn station: 904 sq ft -
just £45 psf - Flexible terms...

- Fully fitted & furnished
- Comfort cooled
- Fibre enabled - immediate connections available
- Economical rental & flexible lease terms
- Bike racks

Summary

Available Size	904 sq ft
Rent	£45 per sq ft
Rates Payable	£27.61 per sq ft
Rateable Value	£52,000
Service Charge	£11.11 per sq ft
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C

Description

The 1st floor comprises of a fully fitted & furnished, comfort-cooled office floor in this prominently positioned building, directly opposite Holborn station.

The floor is arranged in open plan, together with a private meeting room, fitted kitchenette and private wc facilities.

Location

The building is conveniently located on the north side of High Holborn, between Kingsway and Proctor Street, immediately opposite Holborn underground station.

Numerous bus routes run along Kingsway and High Holborn, affording easy access into the City & West End, as well as to principal mainline connections at Waterloo & Euston/Kings Cross.

Tottenham Court Road station is within 10 mins' walk, providing access to the Elizabeth Line, as well as Northern & Central services.

Accommodation

The accommodation comprises of the following areas:

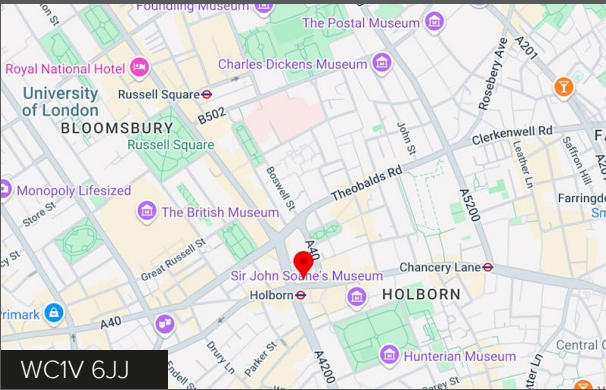
Name	sq ft	sq m	Availability
6th	601	55.83	Under Offer
5th	904	83.98	Under Offer
1st	904	83.98	Available
Total	2,409	223.79	

Viewings

Strictly by prior appointment through Gale Priggen & Co, or joint agents Kinney Green.

Terms

A new lease is available direct from the landlord, for a term by arrangement.



Viewing & Further Information



Tim Gale
020 7404 5043 | 07713 482351
tpg@galepriggen.co.uk

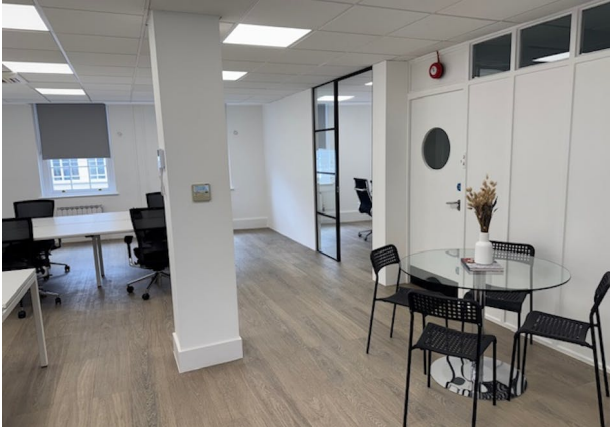


Clarke Buxton
020 7404 5043 | 07816 663468
cb@galepriggen.co.uk

James Proctor (Kinney Green)
07779 789957

Important: Gale Priggen & Co for themselves and for those on whose behalf they act give notice that a) these particulars are prepared for the convenience of an intending purchaser or tenant and, although they are believed to be correct, their accuracy is not guaranteed and any error, omission or mis-description shall not annul the sale or restrict the grounds on which compensation may be claimed and neither do they constitute any part of a contract, b) any intending purchaser or tenant must satisfy himself by inspection or







Energy performance certificate (EPC)

1st Floor
Kingsgate House
115 High Holborn
LONDON
WC1V 6JJ

Energy rating

C

Valid until:

28 June 2032

Certificate number:

8187-7708-7821-8029-8750

Property type

Offices and Workshop Businesses

Total floor area

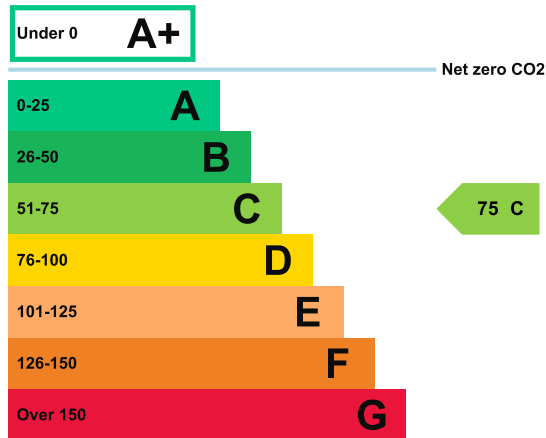
114 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is C.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

How this property compares to others

Properties similar to this one could have ratings:

If newly built

4 A

If typical of the existing stock

18 A

Breakdown of this property's energy performance

Main heating fuel	Natural Gas
Building environment	Air Conditioning
Assessment level	3
Building emission rate (kgCO ₂ /m ² per year)	15.03
Primary energy use (kWh/m ² per year)	120

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/8127-4704-8180-3160-8341\)](/energy-certificate/8127-4704-8180-3160-8341).

Who to contact about this certificate

Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	David Ridley
Telephone	0800 170 1201
Email	admin@easyepc.org

Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor's ID	EES/023737
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	Clarius Eco
Employer address	1 Parkways Court Oulton Leeds LS26 8TR
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	23 June 2022
Date of certificate	29 June 2022

Energy performance certificate (EPC)

5th Floor
Kingsgate House
115 High Holborn
LONDON
WC1V 6JJ

Energy rating

E

Valid until:

28 June 2032

Certificate number:

7535-9961-2913-7235-3442

Property type

Offices and Workshop Businesses

Total floor area

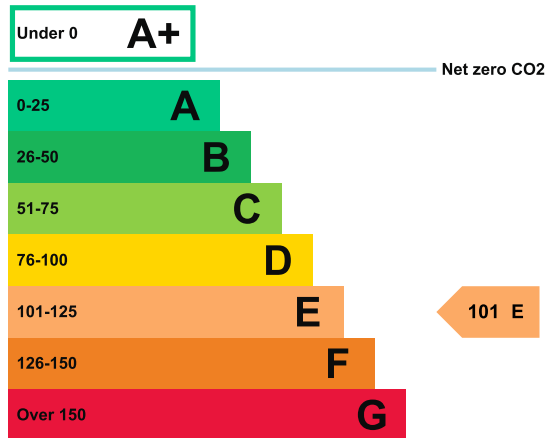
113 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is E.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

How this property compares to others

Properties similar to this one could have ratings:

If newly built

6 A

If typical of the existing stock

23 A

Breakdown of this property's energy performance

Main heating fuel	Natural Gas
Building environment	Air Conditioning
Assessment level	3
Building emission rate (kgCO ₂ /m ² per year)	20.48
Primary energy use (kWh/m ² per year)	153

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/1825-8793-2368-6012-8614\)](/energy-certificate/1825-8793-2368-6012-8614).

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Energy performance certificate (EPC)

6th Floor
Kingsgate House
115 High Holborn
LONDON
WC1V 6JJ

Energy rating

E

Valid until:

28 June 2032

Certificate number:

4009-9858-8603-3381-7802

Property type

Offices and Workshop Businesses

Total floor area

85 square metres

Rules on letting this property

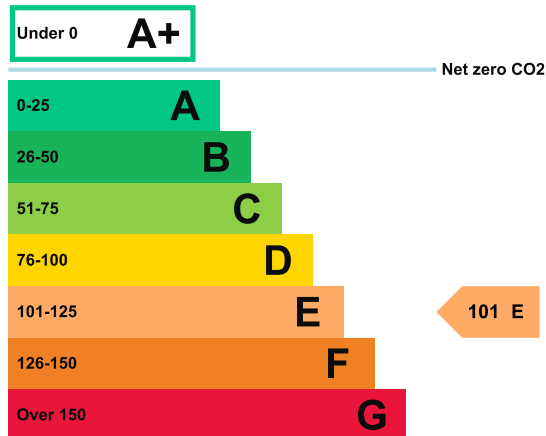
Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is E.

Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.



How this property compares to others

Properties similar to this one could have ratings:

If newly built

11 A

If typical of the existing stock

43 B

Breakdown of this property's energy performance

Main heating fuel	Natural Gas
Building environment	Air Conditioning
Assessment level	3
Building emission rate (kgCO ₂ /m ² per year)	36.91
Primary energy use (kWh/m ² per year)	238

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/1097-2151-3787-1656-5393\)](#).

Who to contact about this certificate

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