

The Staple Inn Estate

1-3 Staple Inn. London. WC1V 7OH



TO LET

1,617 SQ FT
(150.22 SQ M)

£75,000 PER ANNUM

Self-contained G & L/G floor
unit to let 1,617 sq ft

- Solid timber floors
- Comfort cooling
- Fully fitted kitchen
- 2 x meeting rooms
- Attractive courtyard setting
- Perimeter trunking
- Own WC's
- Own shower

Summary

Available Size	1,617 sq ft
Rent	£75,000 per annum
Rates Payable	£21.52 per sq ft
Service Charge	£10.85 per sq ft
VAT	Applicable
Estate Charge	N/A
EPC Rating	EPC exempt - Listed building

Description

Parts of Staple Inn were originally constructed in the 16th Century and it is a unique office environment, with the buildings arranged around a central, landscaped and cobbled courtyard, with attractive gardens to the rear.

The available unit comprises the Gnd & L/G floor of No 1-3 Staple Inn, and boasts fantastic natural light with views across the central courtyard and comfort cooling. The unit is arranged predominantly in open plan at ground floor level with 2 meeting rooms, a fully fitted kitchen, M & F WC's and shower are located at L/G floor level.

Location

The Staple Inn Estate is situated on the south side of the junctions of High Holborn, Gray's Inn Road and Holborn, along the main East-West axis between the City & West End.

It is immediately adjacent to Chancery Lane underground station.

Accommodation

The accommodation comprises of the following:

Name	sq ft	sq m	Tenure	Availability
Ground	1,187	110.28	To Let	Available
Lower Ground	430	39.95	To Let	Available
Total	1,617	150.23		

Specification

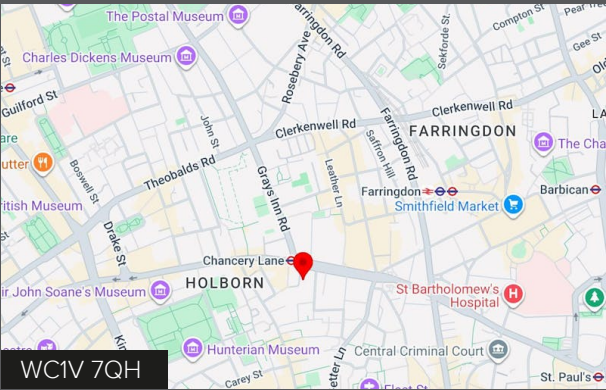
- Solid timber floors
- Comfort cooling
- Kitchen
- Own WC's
- Shower
- Perimeter trunking
- Good floor to ceiling height
- On-site building management
- Bike racks
- 24 hr access

Viewings

Strictly by appointment through sole agents.

Terms

A new lease is available for a term by arrangement.



Viewing & Further Information



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