



London WC1 90 High Holborn

LONDON

Location

The property is located on a busy stretch of High Holborn, a short walk away from Holborn Tube Station and sits directly under the recently refurbished LABS Holborn which comprises over 197,000 sq ft of co working space, directly opposite Rosewood London Hotel.

Nearby occupiers in the immediate vicinity include Little Waitrose, Café Nero, Oliver Bonas, Pret a Manger, Byron Burger, Gymbox and Fitness First.

Accommodation

The premises are arranged over ground floor and basement and comprise the following approximate net internal floor areas:

Ground	541 sq ft	50.25 sq m
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Rent

Upon application.

Terms

Subject to vacant possession, the property is available by way of a new lease for a term to be agreed contracted outside the Security of Tenure and Compensation provisions of the Landlord & Tenant Act 1954.

Business Rates

Rates are to be reassessed following recent redevelopment works.

The premises are currently exempt from paying full business until 1st April 2022 by way of a 66% reduction. Prospective tenants are advised to confirm any rating liability directly with the Local Authority.

Use

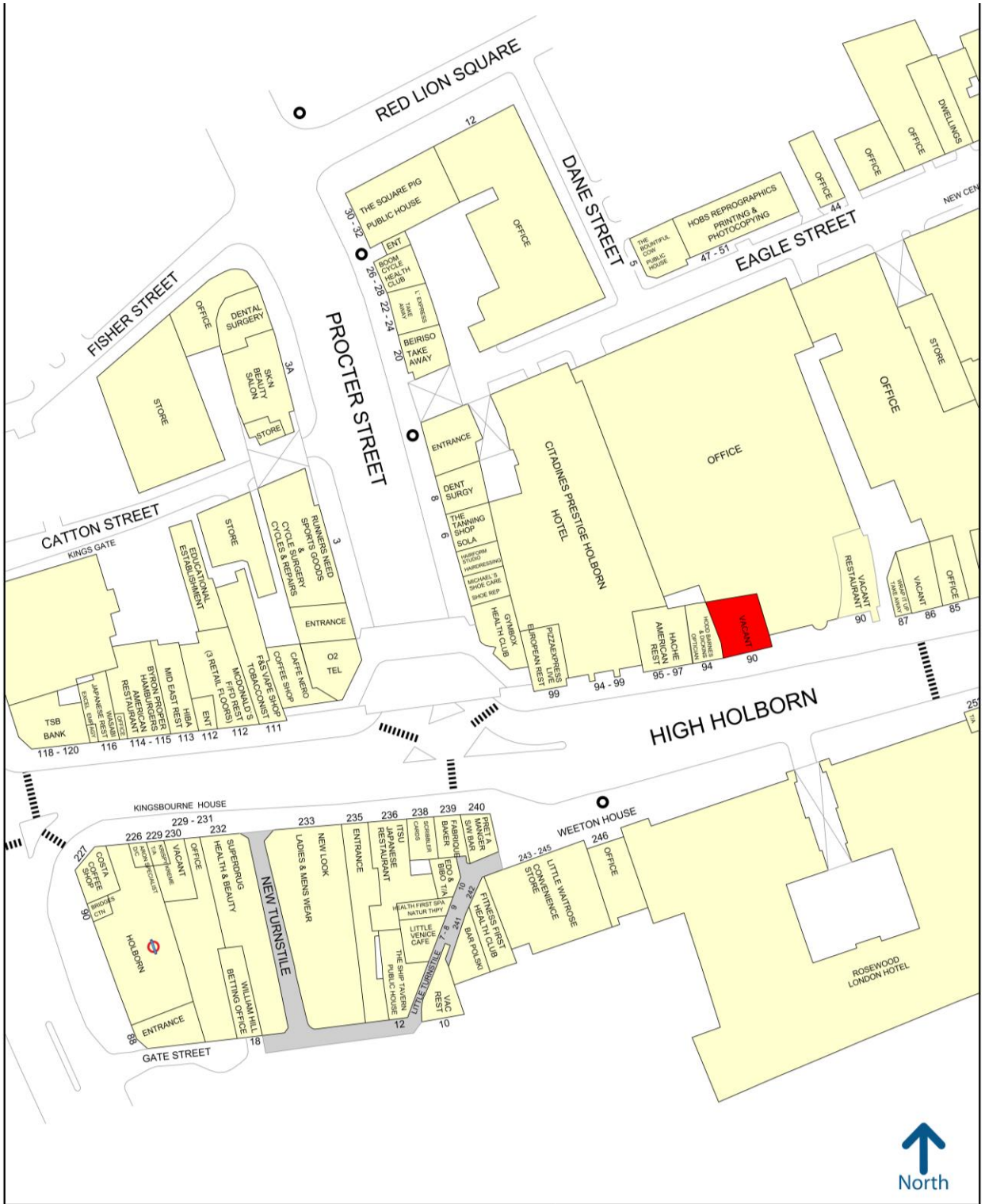
All uses within the new 'Use Class E' of the Use Class Order (as amended) will be considered subject to Landlord's consent.

Legal Costs

Each party is to be responsible for their own professional & legal costs incurred in the transaction.

EPC

Available upon request.



Experian Goad Plan Created: 17/01/2020



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