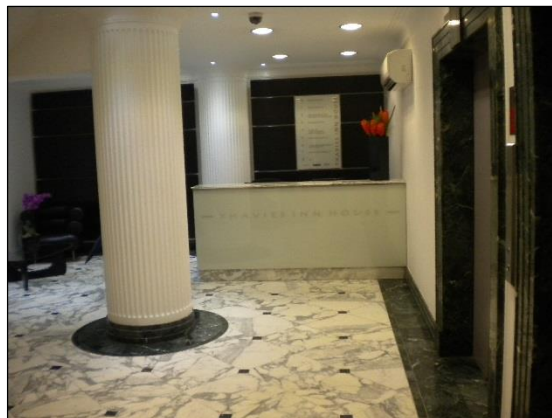


****NEW INSTRUCTION****

**THAVIES INN HOUSE
3 – 4 HOLBORN CIRCUS
LONDON EC1**



EXCELLENT LOW COST FULLY FITTED HOLBORN OFFICES

2,978 SQ FT (276.66 SQ M) APPROX. - LEASE FOR SALE

****RENT ONLY £35.00 PER SQ FT****

LOCATION: Thavies Inn House is prominently situated in the heart of Mid-Town overlooking Holborn Circus and sitting at the junction of New Fetter Lane and St Andrew Street. The New Street Square development is immediately to the south and both Chancery Lane Underground (Central Line) and Farringdon (Metropolitan, Circle and Hammersmith & City Lines) are within easy walking distance.

020 7522 8500

DESCRIPTION: The available accommodation comprises fully-fitted plug-and-play offices on the 4th floor of the property arranged as a reception, boardroom, and large open-plan accommodation with cellular glazed partitioned offices, having an approximate net internal floor area of 2,978 sq ft (276.66 sq m). The premises are approached via an impressive commissionaire manned ground floor reception and offers an incoming tenant the opportunity to occupy fully-fitted “plug-and-play” offices, available immediately and at a cost of only **£62.12 per sq ft inclusive of rates and service charge**.

SPECIFICATION:

- Fitted-out offices
- Central heating
- Furniture available
- Excellent natural light
- 2 x passenger lifts
- Commissionaire
- Comfort cooled
- Kitchen
- Plug-and-Play
- Underfloor trunking
- 24 hour access

ACCOMMODATION: The accommodation has the following approximate net internal floor area: -

| Floor | Description | Sq Ft | Sq M |
|--------|-------------|-------|--------|
| Fourth | Offices | 2,978 | 276.66 |

TERM: The premises are held by way of an effective full repairing and insuring lease for a term to expire 1st October 2017, without break or review, excluded from sections 24 – 28 of the Landlord and Tenant Act 1954 (part II) as amended.

RENT: **£35.00 per sq ft** per annum, exclusive of business rates, service charge and VAT.

BUSINESS RATES: £16.15 per sq ft per annum exclusive. Interested parties are advised to verify this figure with the City of London.

SERVICE CHARGE: The service charge is currently running at approximately £10.97 per sq ft. It is capped at £11.50 per sq ft subject to annual increases in-line with the RPI.

CONSIDERATION: Offers invited for the benefit of the unexpired leasehold interest, furniture, fixtures and fittings.

EPC RATING: C(65)

LEGAL COSTS: Each party to be responsible for their own legal costs.

POSSESSION: Immediate upon completion of legal formalities.

VIEWINGS: Strictly via appointment with the sole letting agents **MELLERSH & HARDING**

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