



116-118  
CHANCERY LANE

LONDON WC2

PRIME RETAIL SPACE TO LET  
IN A PRESTIGIOUS CENTRAL LONDON LOCATION



Computer generated image



## THE PROPERTY

The premises offers an excellent retail opportunity in a well-connected, central location, situated over the ground and basement floors. It is accessible via a customer entrance on Chancery Lane.

This prominent mid terrace building is set across four storeys with a new fifth floor extension to the rear. The upper floors are residential properties.



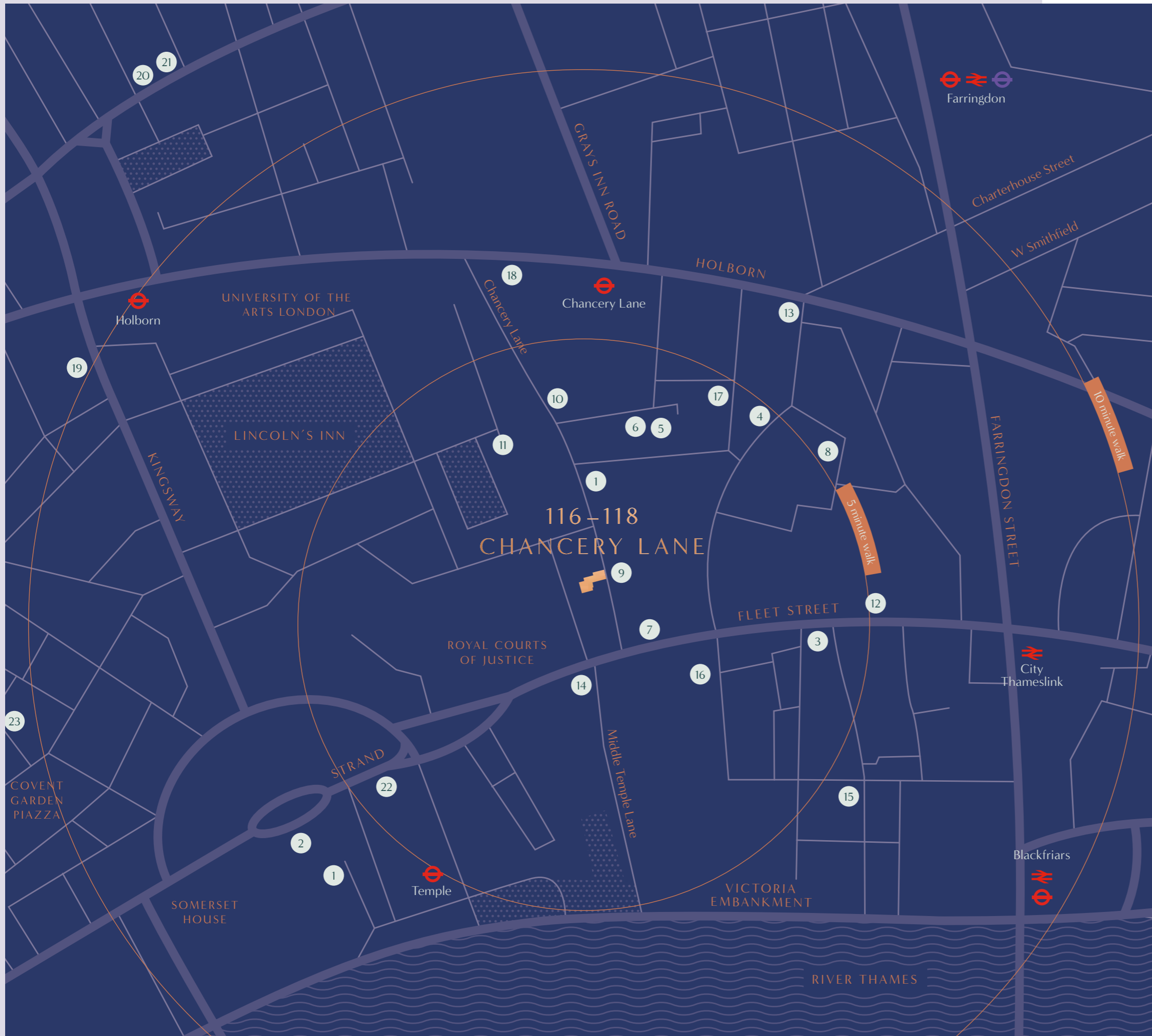
## LOCATION

Positioned in the heart of London's legal district, 116-118 Chancery Lane is within easy reach of both Covent Garden and the City.

Situated on Chancery Lane, north of Fleet Street and Strand and south of High Holborn, the location benefits from a significant level of footfall and excellent transport links across London.

Both Temple and Chancery Lane Underground Stations are within half a mile for access to the Circle, District and Central lines.





## LOCAL OCCUPIERS

- 1 Kings' College London
- 2 The Courtauld Institute of Art
- 3 Freshfields Bruckhaus Deringer
- 4 Bird & Bird
- 5 MacFarlanes
- 6 HM Courts Service
- 7 Legalease
- 8 Deloitte
- 9 Lewis Silkin
- 10 Saatchi & Saatchi
- 11 Essex Chambers
- 12 Goldman Sachs
- 13 Sainsbury's
- 14 Child & Co
- 15 Jones Day
- 16 C Hoare & Co
- 17 LSE
- 18 WSP Group
- 19 Mischon De Reya
- 20 Mediacom UK
- 21 Warner Bros UK
- 22 180 House
- 23 Royal Opera House



## ACCOMMODATION

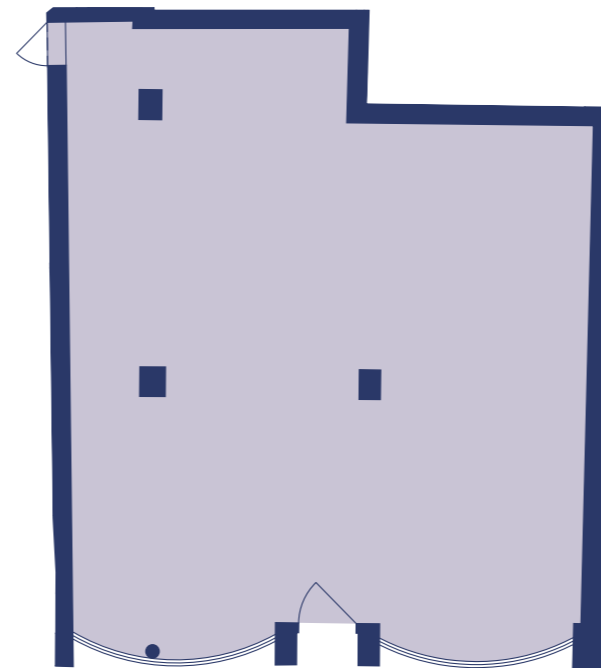
116-118 Chancery Lane is located within the City of Westminster. The building is Grade II listed and is situated in the Strand Conservation Area.

The premises are arranged over Ground floor and Lower Ground floor levels across the following approximate floor areas:

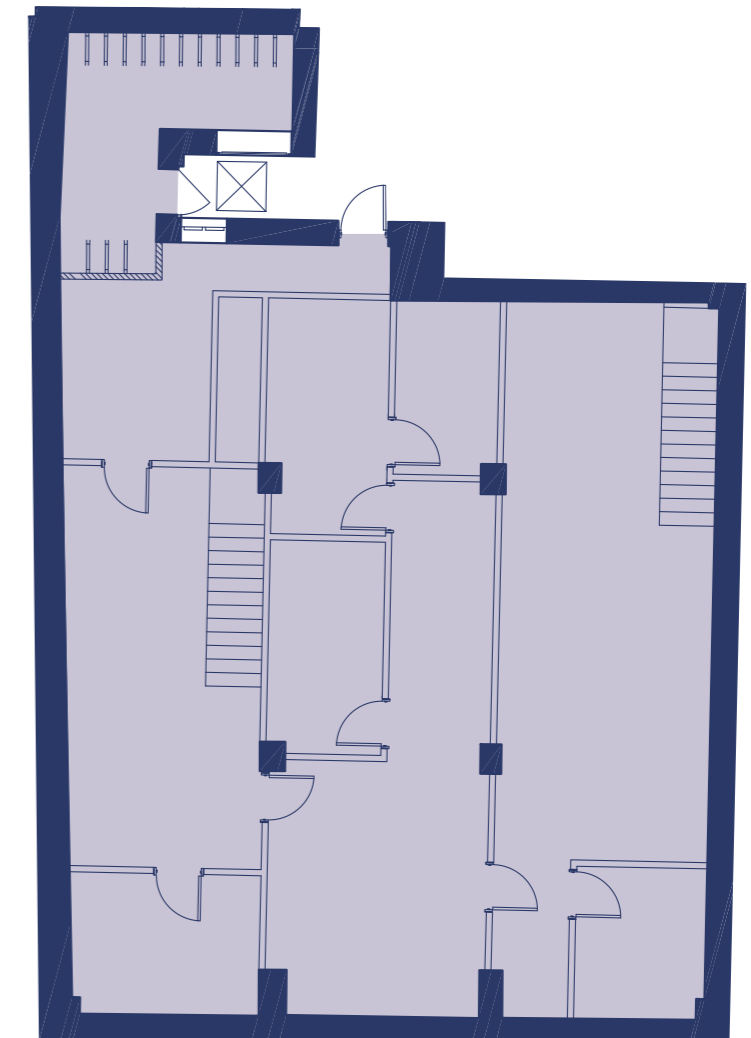
Description	Sq Ft	Sq M
Ground Floor	822	76.37
Lower Ground floor	1,460	135.64
<b>Total</b>	<b>2,282</b>	<b>212.01</b>

## FLOORPLANS

Ground floor  
822 Sq Ft / 76.37 Sq M



Lower Ground floor  
1,460 Sq Ft / 135.64 Sq M



## TENURE

The property is available by way of a new lease for a term to be agreed. The lease is to be contracted outside of the Landlord & Tenant Act 1954.

## BUSINESS RATES

Rateable Value: £68,500

Prospective tenants are advised to confirm any rating liability directly with the Local Authority.

## RENT

Upon Application.

## EPC

Available Upon Request.

## LEGAL COSTS

Each party to be responsible for their own legal and professional costs incurred in this transaction.

## PLANNING

The unit has Class E planning consent.

## FURTHER INFORMATION AND VIEWING

Viewings are by apointment only via joint sole agents:



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