

Office To Let

£52.50 per sq ft

2,508 sq ft

31-33 High Holborn, London, WC1V 6AX

Fully Fitted Office, Moments From
Chancery Lane Tube Station

- Fully Fitted
- Private Terrace
- Kitchen
- WCs
- DDA Compliant
- 2x Meeting Room
- 1x Private Office
- Located Moments From Chancery Lane Tube Station



Accommodation

Name	sq ft	sq m	Availability
1st	2,508	233	Available
Total	2,508	233	



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Summary

- Rent: £52.50 per sq ft
- Business rates: £20.62
- Lease: New Lease

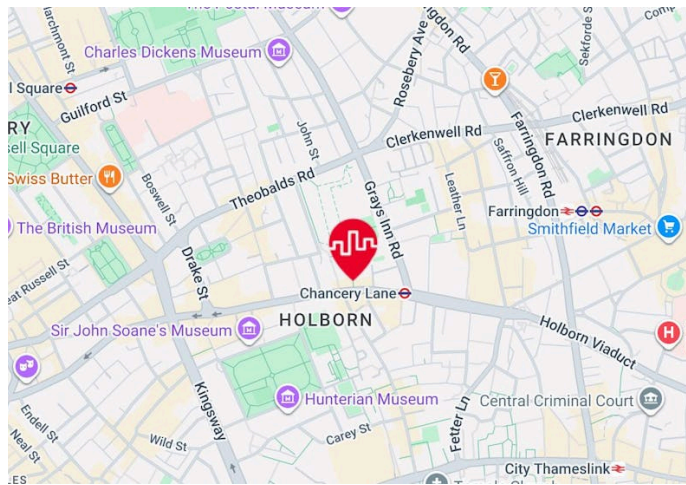
Further information

- [View details on our website](#)

Contact & Viewings

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Description

First Floor Office located in the heart of Holborn. The accommodation is fully fitted and includes a private terrace at floor level, providing an attractive and efficient working environment.

The unit is arranged to provide two meeting rooms and one executive office suite alongside open-plan workspace, enabling a flexible configuration suitable for a broad range of occupiers. Generous window frontage allows for strong natural light penetration across the floor.

The premises have recently undergone redecoration and refurbishment and are presented in a condition ready for immediate occupation. Specification highlights include comfort cooling, LED lighting, a DDA-compliant lift offering step-free access, ample storage provision, and a dedicated kitchen within the demise.

The building benefits from a highly central location, offering convenient access to local transport connections as well as a wide range of cafés, restaurants, and other amenities.

Location

The property is situated on the north side of High Holborn, in an area well served by a wide range of shopping and leisure amenities.

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Transport connections are excellent, with Chancery Lane (Central line) and Holborn (Piccadilly and Central lines) Underground stations only a short distance away. Farringdon Station (Circle, Hammersmith & City and Metropolitan lines) is also within easy walking reach. Numerous bus routes along High Holborn provide convenient access to both the City and the West End.

Amenities & Specifications

Fitout Concept: CAT A+

