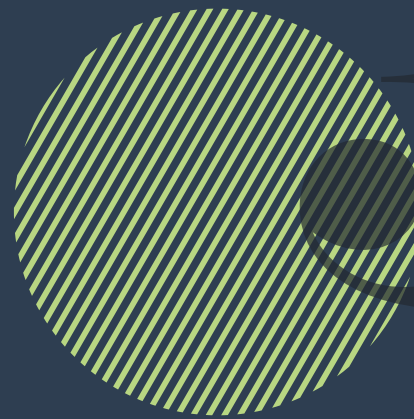


37/39

High Holborn

WC1

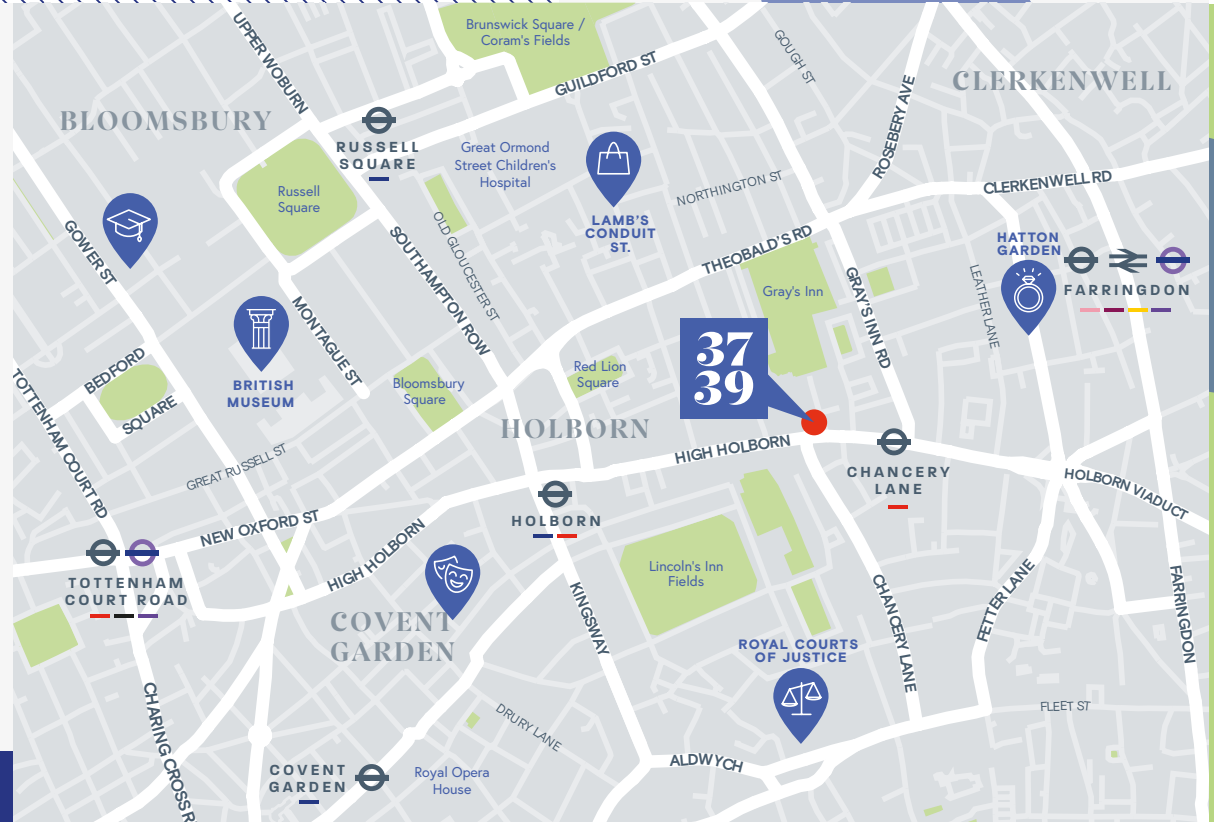
**994 - 4,920 sq ft Class E
retail/leisure space over
ground and basement**



37/39 HIGH HOLBORN

Location

Occupying a prominent position on High Holborn opposite Chancery Lane and in close proximity to Chancery Lane Underground station. The building is just a 5 minute walk to Holborn station with access to the Piccadilly as well as Central underground lines.



Local Occupiers

Notable occupiers in the local area include:

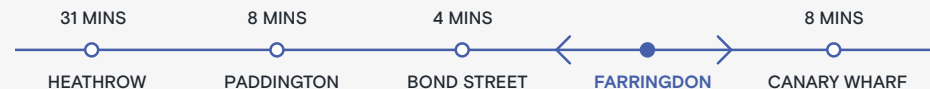
UCL, Mitsubishi, Saatchi and Saatchi, Regus, Marriot, Lego, Skype, Goldman Sachs, ITV, Framstore, The British Museum, The Hoxton Hotel, Rosewood London, Sainsbury's and London Silver Vaults



Underground



Elizabeth Line from Farringdon



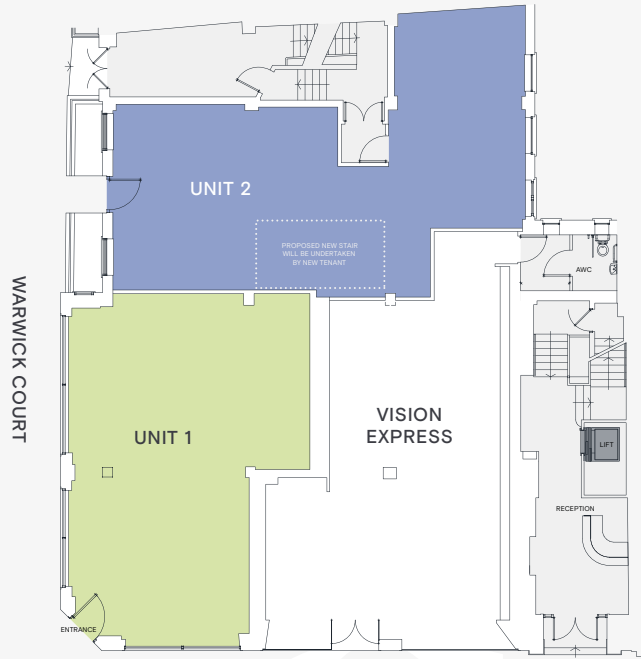
Local occupiers include:

WELCOME TO THE NEIGHBOURHOOD





OVERVIEW

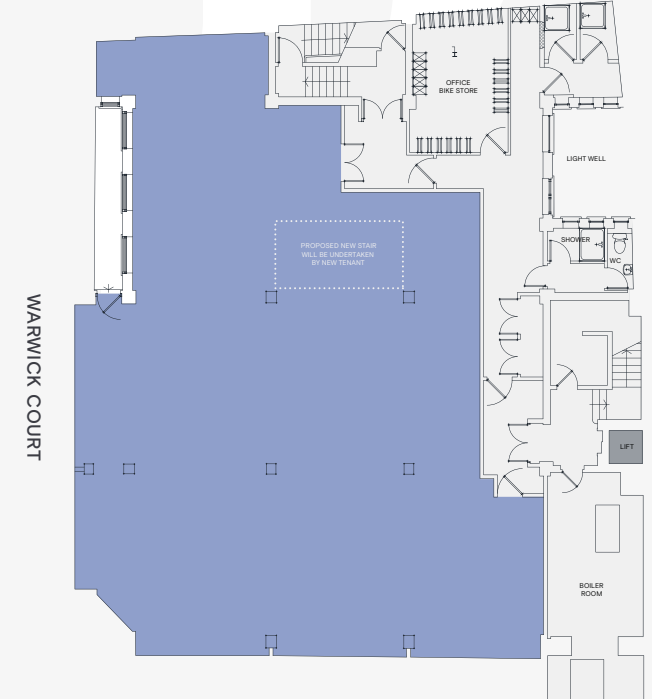


HIGH HOLBORN

Ground Floor

	Unit 1	Unit 2	Combined
Ground	994 sq ft	1,012 sq ft	Ground 2,006 sq ft
Basement	-	2,914 sq ft	Basement 2,914 sq ft
Total	994 sq ft	3,926 sq ft	Total 4,920 sq ft

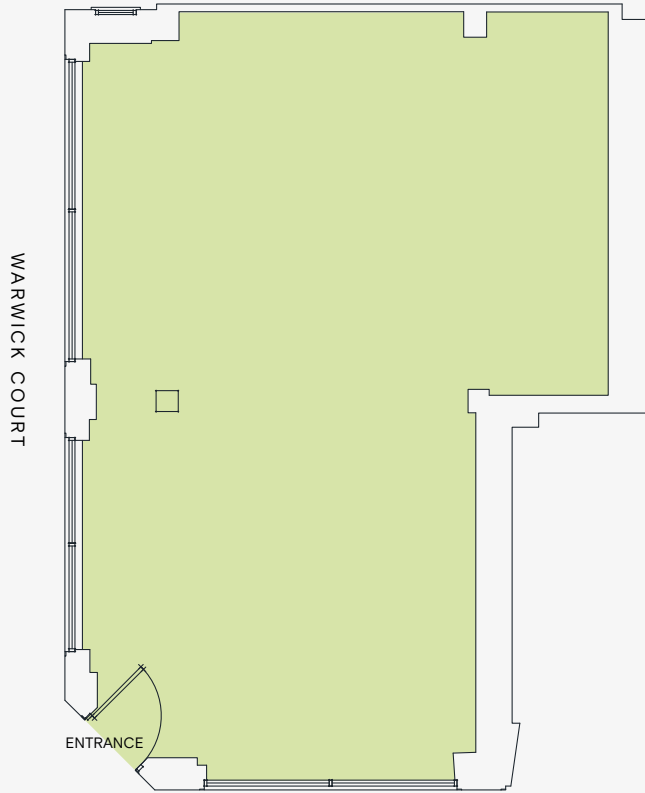
Basement



HIGH HOLBORN

Unit 1 / Ground Floor

994 sq ft (92.3 sq m)



HIGH HOLBORN

Rent

£82,500 pa

Lease

Available on a new effective FRI lease for a term to be agreed, outside of the Landlord and Tenant Act 1954.

Rates

To be assessed.

Service Charge

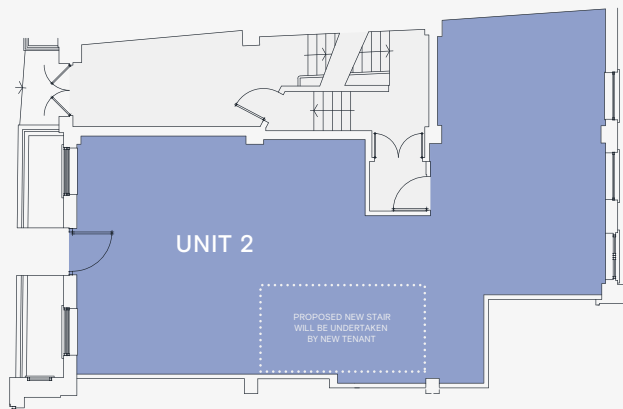
Currently £1,350.85 pa



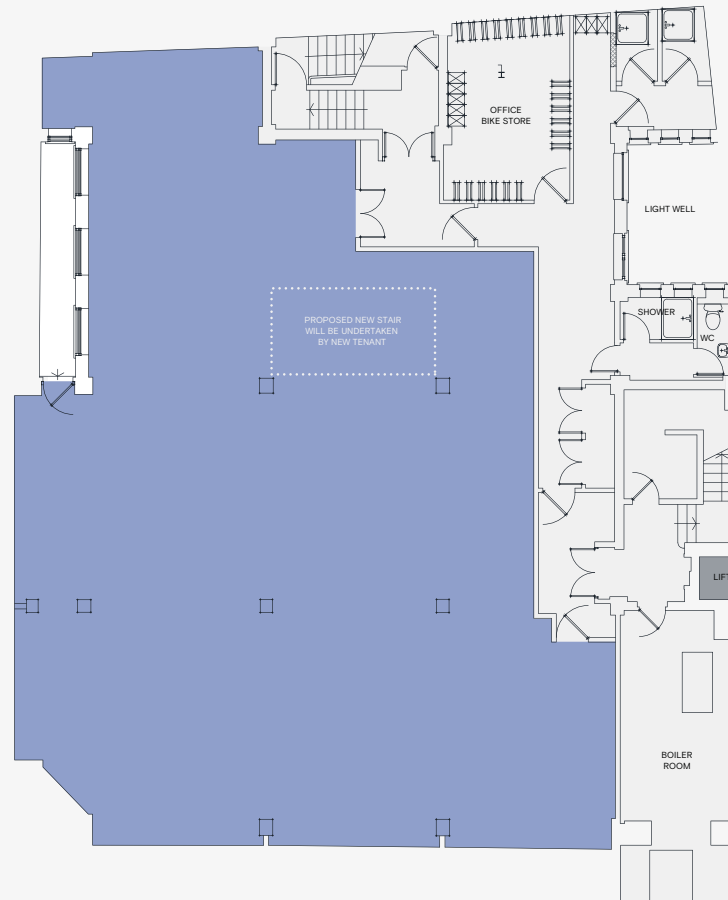
Ground Floor

FLOOR PLANS

Unit 2 / Ground Floor 1,012 sq ft (94 sq m)



Unit 2 / Basement 2,914 sq ft (207 sq m)



Rent

£97,500 pa

Lease

Available on a new FRI lease for a term to be agreed, outside of the Landlord and Tenant Act 1954.

Rates

To be assessed.

Service Charge

Currently £5,580.36 pa



Ground Floor



Basement

37/39

**High Holborn
WC1**



Contacts



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Misrepresentation Act 1967

These particulars are intended only to give a fair description of the property and do not form the basis of a contract or any part thereof. These descriptions and all other information are believed to be correct but their accuracy is in no way guaranteed. Designed and produced by Zest Design & Marketing (www.zestdm.co.uk), January 2023 (02325)

Under Anti-Money Laundering Regulations, we are obliged to verify the identity of a proposed occupier once a letting has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute.

