

# To Let

## Office 5,639 sq ft NIA

Lacon London, 84 Theobalds Road, London, Greater London, WC1X 8RW



### Summary

- An imposing 215,000 sq ft headquarters building located on an island site in a vibrant locality.
- Type: Office
- Tenure: To Let
- Size: 5,639 sq ft NIA
- Rent: £65 per sq ft on a mid level floor

### Highlights

- Headquarters office building
- Brilliantly Connected
- Exceptional local amenities
- Holborn Tube - 4 minutes' walk
- Impressive entrance

## Location

Easily reachable by the Central and Piccadilly lines, Lacon London offers well connected office space in central London. With Eurostar, Underground, Overground and major railway stations just a short walk away, the 2018 arrival of Crossrail makes this an unbeatable location. Lamb's Conduit Street offers a wealth of boutique amenity for staff and clients to enjoy.

## Availability

Floor / Unit	Description	Size	Rent	Availability
5th	Part 5	5,639 sq ft	£65	Available

## Overview

The building offers stylish and contemporary office accommodation with the addition of a large communal roof garden terrace of 2,000 sq ft, alongside a complete renovation of 6,000 sq ft on the main reception/entrance, Café and Tech/ Business lounge. Exciting pod break-out/work creations in the atrium and new Grade A office space.

## Opportunities

Lacon offers the chance to create a designated reception with an increased street presence, building signage and entrance sequence to form a more contemporary client experience.

## Viewings

Strictly by appointment by the joint sole agents

## Amenities

- Air-Conditioning
- Raised floors
- Recently refurbished
- Suspended Ceiling
- Bike Storage
- Double height reception

## Energy Performance Rating

This property has been graded as 59(C).

## Rent

£65 per sq ft on a mid level floor

## Business Rates

Rates Payable: £23 per sq ft  
Estimated.

## Service Charge

£8.91 per sq ft  
Estimated.



## Viewing & Further Information

If you are interested and would like more information please get in touch.

### Contacts

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**PART**  
**FIFTH FLOOR**

5,639 SQ. FT

