

# To Let

## Office 5,859 sq ft NIA

22 Chancery Lane, London, Greater London, WC2A 1LS



### Summary

- Short term, grade A Midtown offices with a high quality fit out in situ
- Type: Office
- Tenure: To Let
- Size: 5,859 sq ft NIA
- Rent: Passing rent £42.66 per sq ft

## Location

22 Chancery Lane is located in the heart of Midtown, a short walk from Temple, Chancery Lane and Holborn Underground Stations. The property provides excellent access to the courts and other legal facilities as well as easy access to both The City and West End.

## Availability

Floor / Unit	Size	Sq ft	Availability
1st	5,859 sq ft	5,859	Available
<b>Total</b>		<b>5,859</b>	

## Specification

The property is offered in its existing condition benefiting from a high quality fit out. The 1st floor is largely open plan with a kitchen/breakout area, selection of meeting room/offices and generous amounts of storage. Specification includes:

- Four pipe fan coil air conditioning
- LG7 compliant lighting
- Fully accessible raised floors
- Metal tile suspended ceilings
- 2x13-passenger lifts
- Male, female and disabled toilets on each floor
- Shower facilities
- Bicycle storage

## Terms

Available by way of either a sublease or assignment. The lease expires until August 2019 and benefits from being inside the provisions of the Landlord and Tenant Act 1954 Part II (as amended).

## Energy Performance Rating

This property has been graded as 74(C).

## Rent

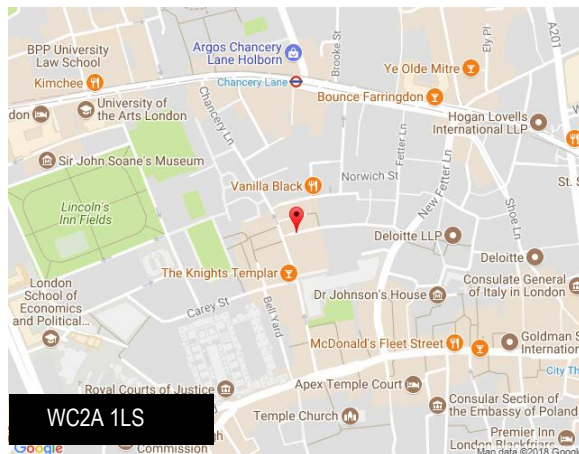
Passing rent £42.66 per sq ft

## Business Rates

Rates Payable: £22.71 per sq ft  
(Estimated)

## Service Charge

£8.62 per sq ft



## Viewing & Further Information

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

## Contacts

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