

To Let

**Chancery House, 53-64 Chancery Lane, London,
Greater London, WC2A 1QS**

5,056 sq ft

- 'Plug & Play'
- High-quality fit out
- Manned reception



Location

Chancery House is located in a prominent position on Chancery Lane, close to the intersection of High Holborn and only a short walk away from Chancery Lane, Holborn and Farringdon Stations.

Chancery Lane is ideally positioned to access Clerkenwell, the City and the West End and is home to a large array of occupiers ranging from legal to Media companies.

Specification

The part 6th floor Central benefits from an existing flexible fit out (predominantly open plan with a selection of offices/meeting rooms plus a kitchen/breakout area). The part floor has recently been refurbished and fitted and is available in its existing condition (including cabling). Furniture is available via separate negotiation.

Terms

The unit is available by way of a sublease until March 2021 outside the provisions of the Landlord and Tenant Act 1954 Part II (as amended)

Accommodation

Floor / Unit	Sq ft	Rent	Availability
6th	5,056	£45 per sq ft	Available

EPC

This property has been graded as 91 D.

Rent

Guiding £45 per sq ft

Business Rates

Rates Payable (2017/2018): £19.84 per sq ft
(estimated 2018)

Service Charge

£10.98 per sq ft



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