

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.

Overview

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.

Specifications

- Plug and play
- Large (18 person) board room with concertina wall
- 10 person meeting room
- 5x private offices
- 54 open plan desks
- Kitchen/breakout area
- Print area
- Comms room
- Perimeter AC
- Bike spaces
- Car parking

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 (2018/2019): £19.84 per sq ft
(estimated 2018)

Service Charge

£10.98 per sq ft



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