

To Let

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

5,639 sq ft

- 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.

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.

A virtual tour of Lacon can be undertaken by accessing the links attached below:

<https://3dmediasolutions.co.uk/3d-model/lacon-reception/fullscreen/> - (Reception)

<https://3dmediasolutions.co.uk/3d-model/lacon-floor-5/fullscreen/> - (5th floor)

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

Accommodation

Floor / Unit	Description	Size	Rent	Availability
5th	5th Part Floor	5,639 sq ft	£59.50 per sq ft	Available

EPC

This property has been graded as 59(C).

Rent

£59.50 per sq ft

Business Rates

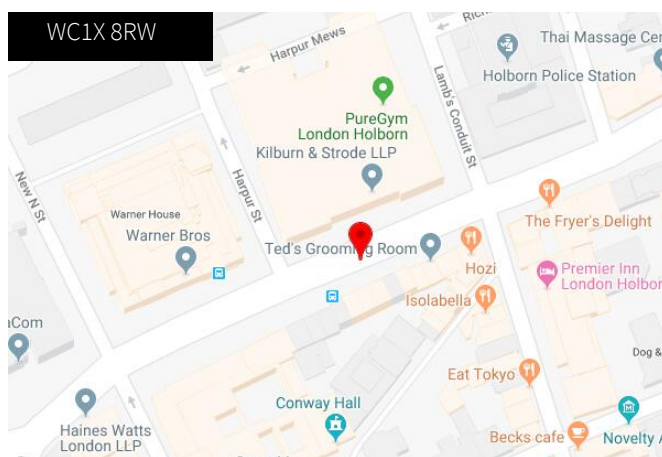
Rates Payable (2018/2019): £23 per sq ft

Estimated.

Service Charge

£8.91 per sq ft

Estimated.



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Joint Agents

Tim Wadhams (Savills)

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For properties in Scotland:

e. This correspondence is expressly subject to completion of formal legal missives in accordance with Scots Law.



PART
FIFTH FLOOR
5,639 SQ. FT

