

**OFFICE SUITES AVAILABLE ON
FLEXIBLE TERMS**



**FROM 430 SQ FT – 1,165 SQ FT
(40 sq. m – 108 sq. ft)**

LOCATION

7 Ely Place is a charming period building in the heart of London's Midtown area. Ely Place is a prestigious gated private cul-de-sac dating back to the 18th Century and located within easy walking distance of the new Crossrail interchange at Farringdon Station (Crossrail, Thameslink, Circle, Hammersmith and City and Metropolitan Lines) and Chancery Lane (Central Line).

DESCRIPTION

This area is noted for its historic links to the legal profession with the Inns of Court, the diamond centre of Hatton Garden, with the old Smithfield Market and the Leather Lane market nearby.

Now a vibrant mixed community with excellent shopping, restaurants, bars and hotels.



7 ELY PLACE LONDON EC1N 6RY

AVAILABILITY

The building is an attractive Grade II listed property dating from the 1700s:
The available floors are as follows: -

Floor	Size (SQ FT)	Availability
Ground	735	Available
1 st Rear	430	LET
Total	1,165	

AMENITIES

Flexible Office Space

Comfort Cooling

Shared Meeting room facilities

24 Hour Access

Shower

Kitchenette

Communal WCs

Short Term Lets

TERMS

A new lease direct from the Freeholder on flexible terms / short term tenancy agreements.

RENT

Quoting from £35.00 per sq. ft per annum.

SERVICE CHARGE

c.£5.00 per sq. ft

BUSINESS RATES

c.£17.40 per sq. ft

As is customary interested parties are advised to verify the accuracy of this information directly with the Valuation Office.

LEGAL COSTS

Each party is to be responsible for its own legal costs incurred in this transaction.

POSSESSION

Immediately

Viewings by arrangement through sole agents: -

Noble Harris

Matthew Noble

mnoble@nobleharris.co.uk

020 7291 6142

079 8099 1214

Carl Dobrin

cdobrin@nobleharris.co.uk

020 7291 6141

075 4507 7959

Jake Doffman

jdoffman@nobleharris.co.uk

020 7291 6144

079 0408 2118

MISREPRESENTATION ACT | COPYRIGHT | DISCLAIMER

The Noble Harris Partnership, for themselves and for the vendors of this property, whose agents they are, give notice that (1) the particulars and any further information communicated by any means to potential purchasers of the property described in the particulars, or their advisers, in connection with the possible sale of the property are provided solely for the purpose of assisting potential purchasers in deciding whether they wish to proceed with further investigation of the property and do not constitute either the whole or any part of an invitation, offer or contract for sale of the property; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct as at the date of the particulars (or the date of the relevant information if earlier). However, potential purchasers are not entitled to rely on them as statements or representations of fact but should satisfy themselves by searches, enquiries, surveys and inspections or otherwise with regard to the accuracy of such details. No responsibility or liability is or will be accepted by Noble Harris, the vendor(s) of the property or any of their respective subsidiaries, affiliates, directors, officers, representatives, employees, advisors, or agents for any loss or damage suffered by any party, resulting from reliance on the particulars or any other information communicated by any means to that party, or its advisers, in connection with the possible sale of the property. No person in the employment of Noble Harris or the vendor(s) has authority to make or give any representation or warranty, express or implied, in relation to the property. References to Noble Harris include any joint agents acting with Noble Harris.