

**FULLY FITTED AND FURNISHED OFFICE FLOOR TO LET  
IN A MAJOR MIDTOWN BUILDING**



**4<sup>TH</sup> FLOOR – 19,026 SQ FT**

**Can also provide a unit of c.10,000 sq ft**

**LOCATION**

120 Holborn is situated on the north-west side of Holborn Circus, at the junction of Leather Lane, Holborn & Hatton Garden. The building is within a short walk from Chancery Lane Station (Central Line). Farringdon Station is also within a 5 minute walk, providing excellent transport links for the building (Thameslink, Circle, Hammersmith & City, Metropolitan Lines and the Queen Elizabeth Line (due to open in 2022)).

**DESCRIPTION**

The building benefits from 24/7 security, cycle racks, showers and 24/7 and a commissionaire Monday – Friday, 9am – 6pm. There is also a large communal terrace which is perfect for entertaining clients.

The entire 4<sup>th</sup> floor (which can be split) is fully fitted and furnished benefitting from a large kitchen and breakout area, multiple fitted meeting rooms (15) and a large open plan area with c.290 desks in situ.



# 120 HOLBORN LONDON EC1N 2TD





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## AMENITIES

- Fully fitted and furnished
- Air Conditioning
- Bike Storage
- Commissionaire
- 4x passenger lifts
- Recessed LED Lighting
- Superb transport links
- Communal Showers
- Excellent Natural Light
- Large communal terrace

## ACCOMMODATION

Floor	Sq Ft
4 <sup>th</sup> West	c.10,000
4 <sup>th</sup> Entire	19,026

## TERMS

An assignment of the existing lease until June 2026, contracted inside the 1954 Landlord & Tenant Act.  
Or a sub-lease for a term until May 2026.

## PASSING RENT

£63.00 per sq ft exclusive of service charge and business rates.

## SERVICE CHARGE

The service charge is running at circa. £13.58 per sq ft

## BUSINESS RATES

£24.61 per sq.ft. (2021/2022) payable.

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

## POSSESSION

Available Immediately.

## VIDEO TOUR

<https://vimeo.com/686391651>

Viewings by arrangement through sole agents, Noble Harris:

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