



OFFICE TO LET

37 HIGH HOLBORN

London, WC1V 6AE

37-39 HIGH HOLBORN, LONDON WC1: FROM 1,891 TO 5,943 SQ FT FULLY
FITTED REFURBISHED OFFICE ACCOMMODATION IN THE HEART OF
MIDTOWN

1,891 TO 5,943 SQ FT (175.68 TO 552.12 SQ M)



**BNP PARIBAS
REAL ESTATE**

www.realestate.bnpparibas.co.uk



DETAILS



DESCRIPTION

37 High Holborn has undergone a comprehensive refurbishment and offers up to 3,883 sq ft of bright, contemporary workspace. Both the fifth and sixth floors benefit from a high quality fit out. Additionally, the common areas, end of journey facilities, WCs and reception have also undergone works to bring the building in-line with current tenant demands.

ACCOMMODATION

The accommodation comprises of the following

Name	sq ft	sq m	Tenure	Availability
6th	1,891	175.68	To Let	Available
5th	1,992	185.06	To Let	Available
4th	2,060	191.38	To Let	Available
3rd	2,384	221.48	To Let	Let
1st	3,089	286.98	To Let	Let

KEY FEATURES

- Plug & Play and CAT A+ Accommodation
- New Showers and Bike Racks
- Newly Refurbished Reception
- New LED Strip Lighting
- Private Outdoor Terrace on the 4th Floor
- Plaster Finish Ceiling

OUTGOINGS

- **Rent:** £67.50 per sq ft
- **Rates:** £20.78 per sq ft
- **Service charge:** £15.86 per sq ft 2023/24 Service Charge
- **Estate charge:** n/a

37 HIGH HOLBORN

London, WC1V

TO REQUEST A VIEWING CALL US 0207 338 4000



**BNP PARIBAS
REAL ESTATE**

www.realestate.bnpparibas.co.uk

LOCATION



37 High Holborn benefits from an enviable location, situated in the bustling sub-market of Midtown, on the north side of High Holborn. The area is well serviced by a number of shops, restaurants, cafés and bars. Transport links are excellent – the building is situated between Chancery Lane (Central line) and Holborn (Central and Piccadilly lines) underground stations. Farringdon station (National Rail, Circle, Hammersmith and City and Metropolitan lines) is a short walk away, and now benefits from the introduction of the Elizabeth Line.

CONTACT US

Robert Rooney
07469 403 225
robert.rooney@realestate.bnpparibas

Katrina Love
07818290253
Katrina.Love@realestate.bnpparibas

Harry Radford
07721 459564
harry.radford@realestate.bnpparibas

Ben Rainbow
ben.rainbow@realestate.bnpparibas

BNP Paribas Real Estate (City Agency, City Office
Leasing)
5 Aldermanbury Square, London, EC2V 7BP

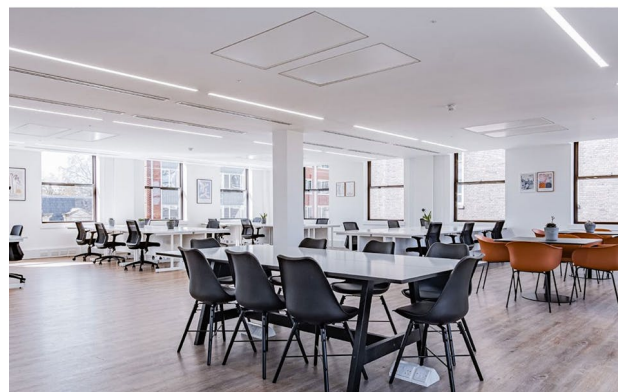
www.realestate.bnpparibas.co.uk
0207 338 4000
realestate.enquiries@bnpparibas.com
[linkedin.com/company/bnp-paribas-real-estate/@BNPPRE_UK](https://www.linkedin.com/company/bnp-paribas-real-estate/@BNPPRE_UK)

Misrepresentation Act 1967: BNP Paribas Real Estate Advisory & Property Management UK Limited for themselves and for the vendor(s) or lessor(s) of this property whose agents they are, give notice that: 1. These particulars do not constitute, nor constitute any part of, an offer or contract. 2. None of the statements contained in these particulars as to the property are to be relied on as statements or representations of fact. 3. Any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 4. The vendor(s) or lessor(s) do not make or give and neither BNP Paribas Real Estate Advisory & Property Management UK Limited nor any person in their employment has any authority to make or give, any representation or warranty whatever in relation to this property. Finance Act 2013: Unless otherwise stated all prices and rents are quote exclusive of VAT. The Business Protection from Misleading Marketing Regulations 2008: These details are believed to be correct at the time of compilation but may be subject to subsequent amendment. Generated by Agentsinsight / Generated on 06/06/2024

37 HIGH HOLBORN, LONDON, WC1V 6AE
TO REQUEST A VIEWING CALL US ON 0207 338 4000



www.realestate.bnpparibas.co.uk



37 HIGH HOLBORN, LONDON, WC1V 6AE
TO REQUEST A VIEWING CALL US ON 0207 338 4000



www.realestate.bnpparibas.co.uk



AREA PLAN

SWAN HOUSE

37-39 High Holborn, London, WC1.


Sixth Floor

IPMS3 Office Area Plan

IPMS 3 **183.8 sq m** **1978 sq ft**

LIMITED USE AREAS

The following areas are 'Limited Use' Areas within the TOTAL Area:

 Structure	1.0 sq m	11 sq ft
 Restricted Headroom	7.2 sq m	78 sq ft

Net Internal Area

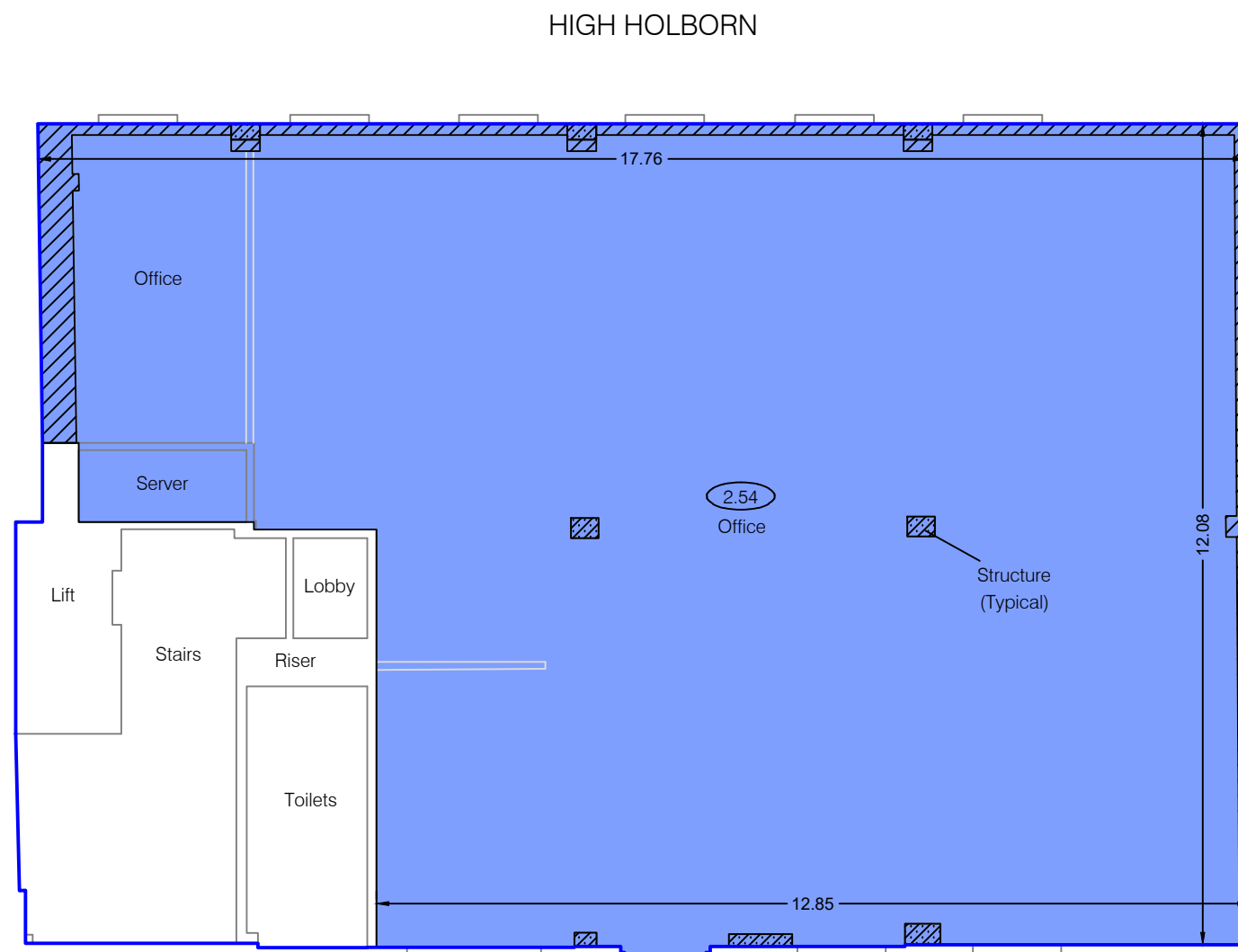
NIA **175.7 sq m** **1891 sq ft**

The following has been EXCLUDED from the TOTAL NIA:

 Structure	1.0 sq m	11 sq ft
 Restricted Headroom	7.2 sq m	78 sq ft

Gross Internal Area

GIA **217.0 sq m** **2336 sq ft**



WARWICK COURT

Notes:

(X.XX) - Floor to Ceiling Height (Metres)

A dashed line denotes assumed - inaccessible due to fit out.

This drawing indicates the extent of the areas quoted, produced to an accuracy commensurate with standard presentation scales. It is held in a scaled digital CAD format.

Dwg No. LF1946-AREA-06

Issue A

December 2022

Scaled for presentation - 1:100 @ A3

Lane & Frankham



AREA PLAN

SWAN HOUSE

37-39 High Holborn, London, WC1.

Fifth Floor

IPMS3 Office Area Plan

	IPMS 3	189.9 sq m	2044 sq ft
-------------------------------------------------------------------------------------	---------------	-------------------	-------------------

LIMITED USE AREAS

The following areas are 'Limited Use' Areas within the TOTAL Area:

	Internal Dominant Face	3.8 sq m	41 sq ft
	Structure	<1 sq m	10 sq ft


Net Internal Area

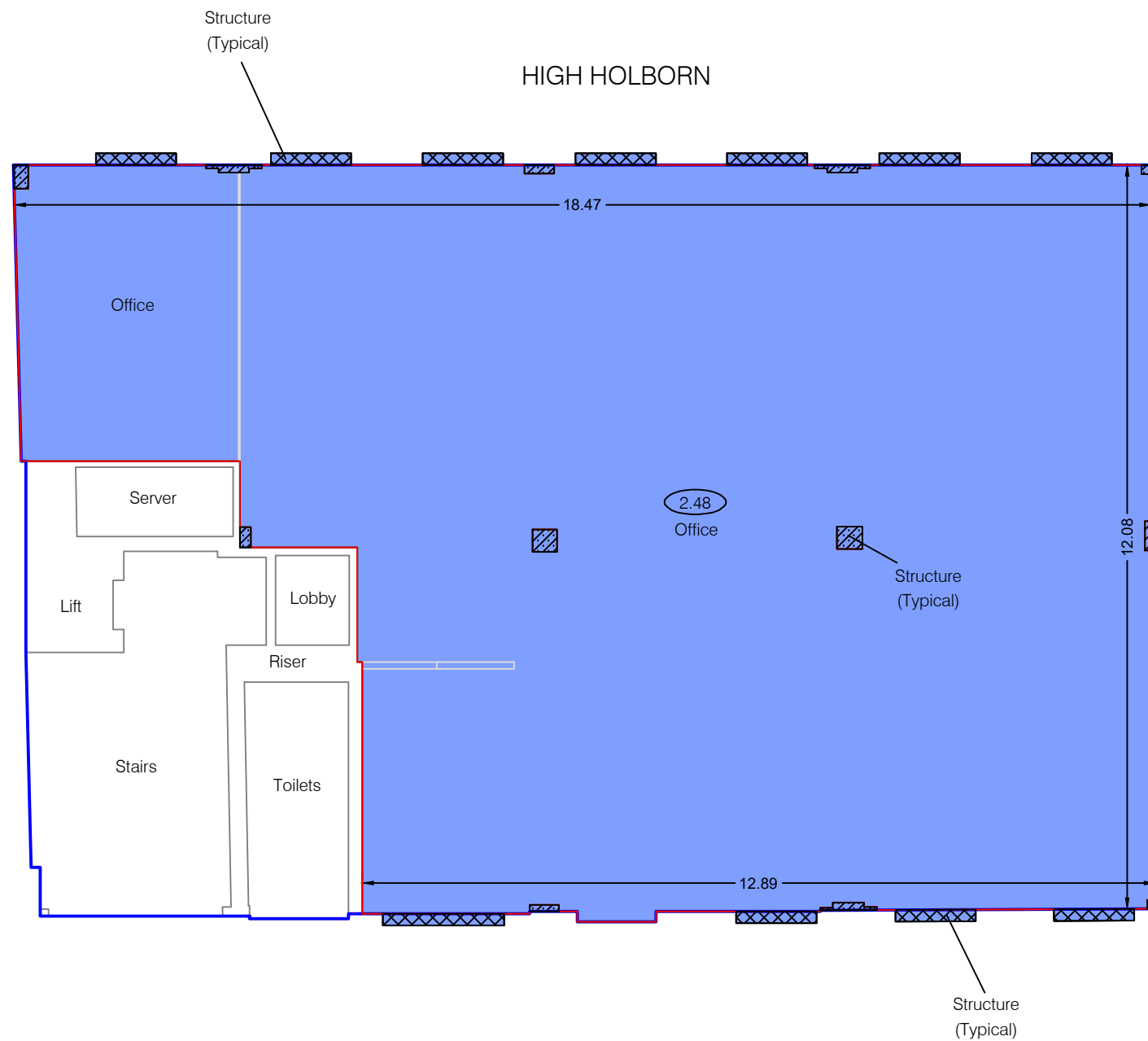
	NIA	185.1 sq m	1992 sq ft
-------------------------------------------------------------------------------------	------------	-------------------	-------------------

The following has been EXCLUDED from the TOTAL NIA:

	Internal Dominant Face	3.8 sq m	41 sq ft
	Structure	<1 sq m	10 sq ft

Gross Internal Area

	GIA	223.2 sq m	2403 sq ft
--------------------------------------------------------------------------------------	------------	-------------------	-------------------



Notes:

(X.XX) - Floor to Ceiling Height (Metres)
A dashed line denotes assumed - inaccessible due to fit out.
This drawing indicates the extent of the areas quoted, produced to an accuracy commensurate with standard presentation scales. It is held in a scaled digital CAD format.

Dwg No. LF1946-AREA-05

Issue A December 2022

Scaled for presentation - 1:100 @ A3

Lane & Frankham

