



OFFICE TO LET

## 37 HIGH HOLBORN

London, WC1V 6AE

37-39 HIGH HOLBORN, LONDON WC1: 3,883 SQ FT FULLY FITTED  
REFURBISHED OFFICE ACCOMMODATION IN THE HEART OF MIDTOWN

1,891 TO 3,883 SQ FT (175.68 TO 360.74 SQ M)

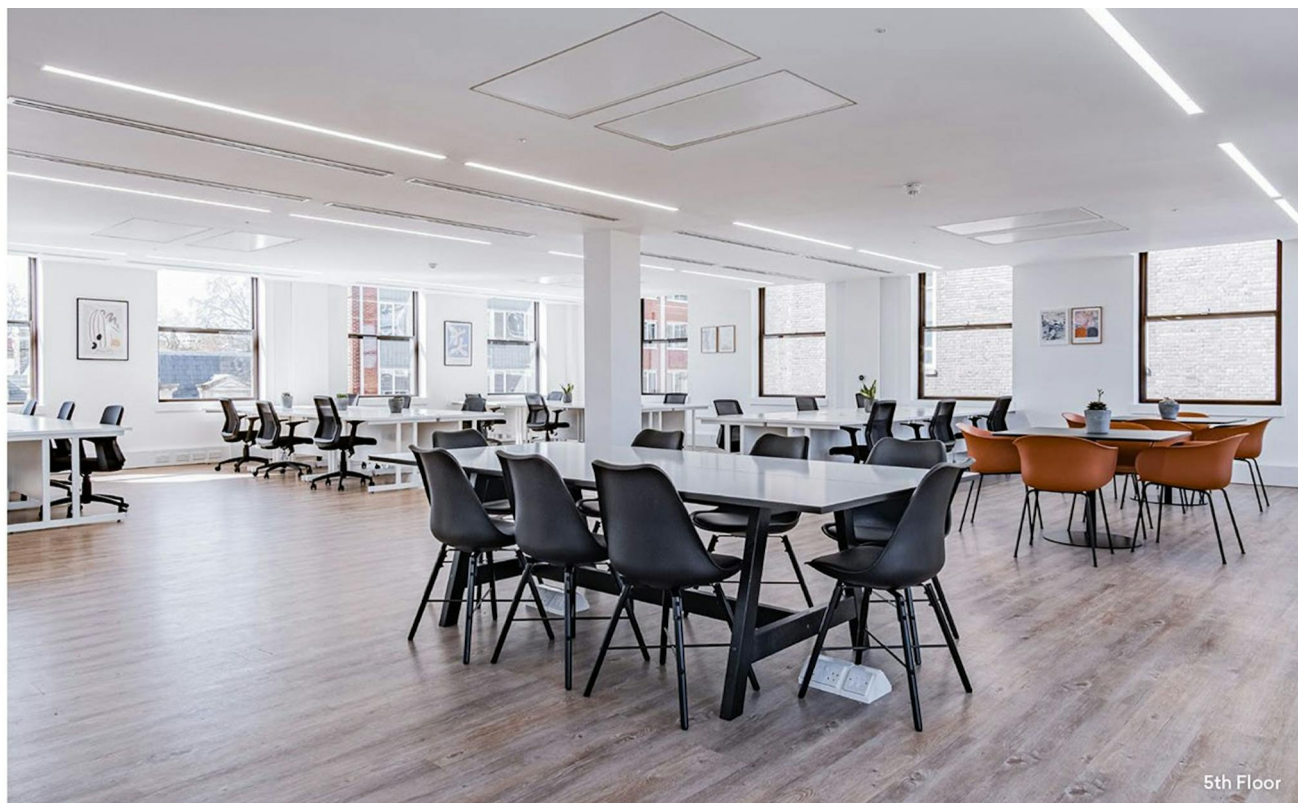


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## DETAILS



### 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	1,977	183.67	To let	Coming Soon
3rd	2,384	221.48	To let	Under Offer
1st	3,089	286.98	To let	Under Offer

### KEY FEATURES

- Plug & Play and CAT A+ Accommodation
- New Showers and Bike Racks
- Newly Refurbished Reception
- New LED Strip Lighting
- Plaster Finish Ceiling
- Commissionaire

### 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



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TO REQUEST A VIEWING CALL US 0207 338 4000



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## 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

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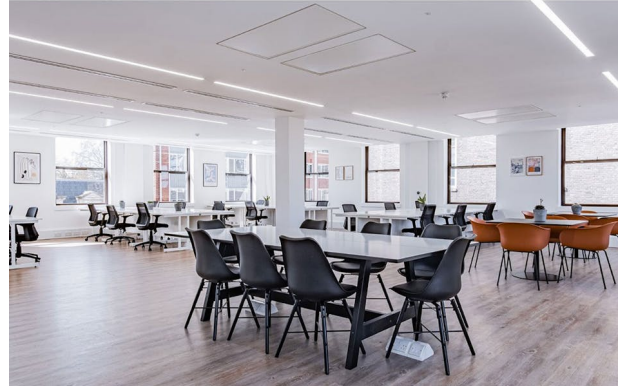
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# AREA PLAN

## 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

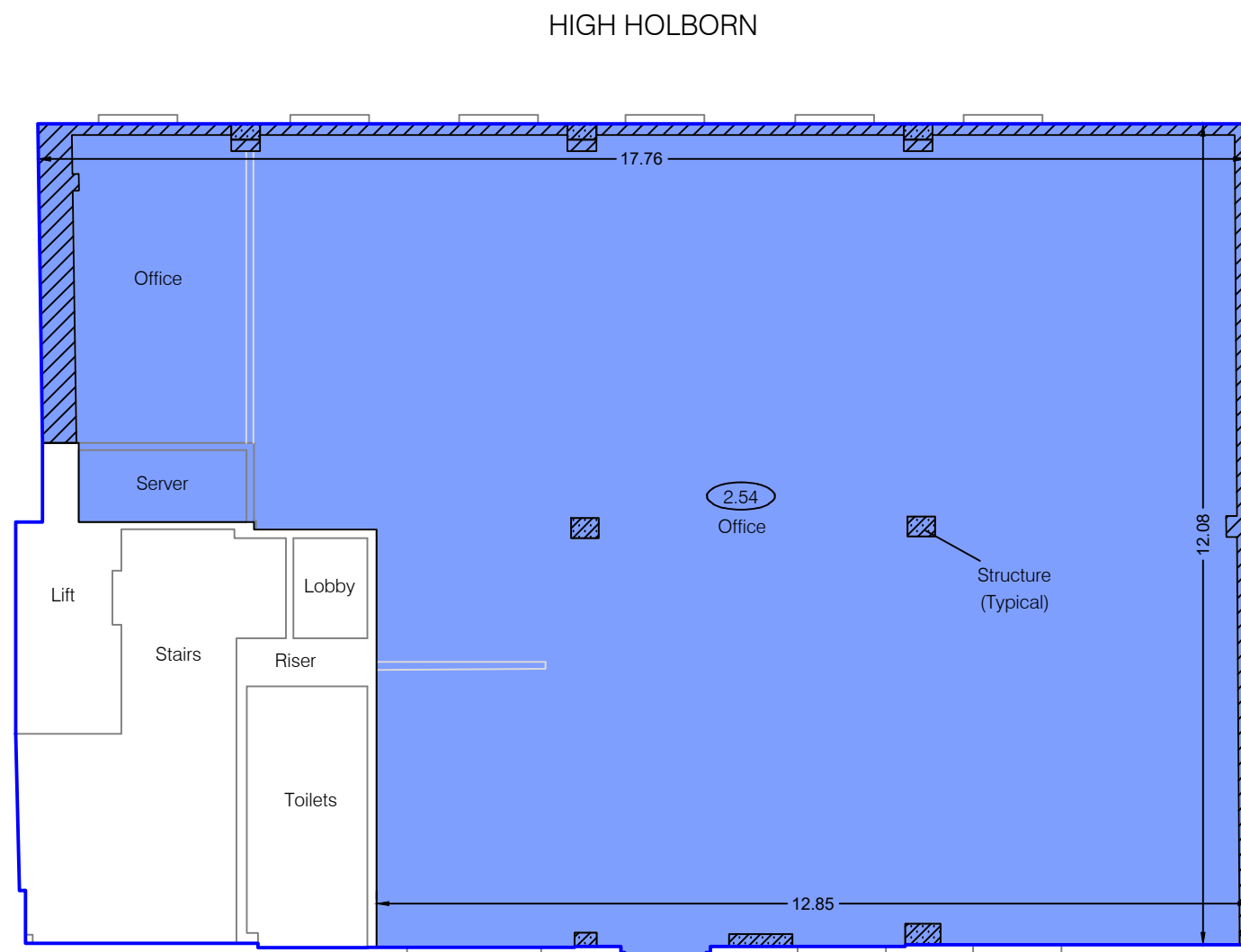
**NIA**      **175.7 sq m**      **1891 sq ft**

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**



#### 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


	<b>IPMS 3</b>	<b>189.9 sq m</b>	<b>2044 sq ft</b>
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#### 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

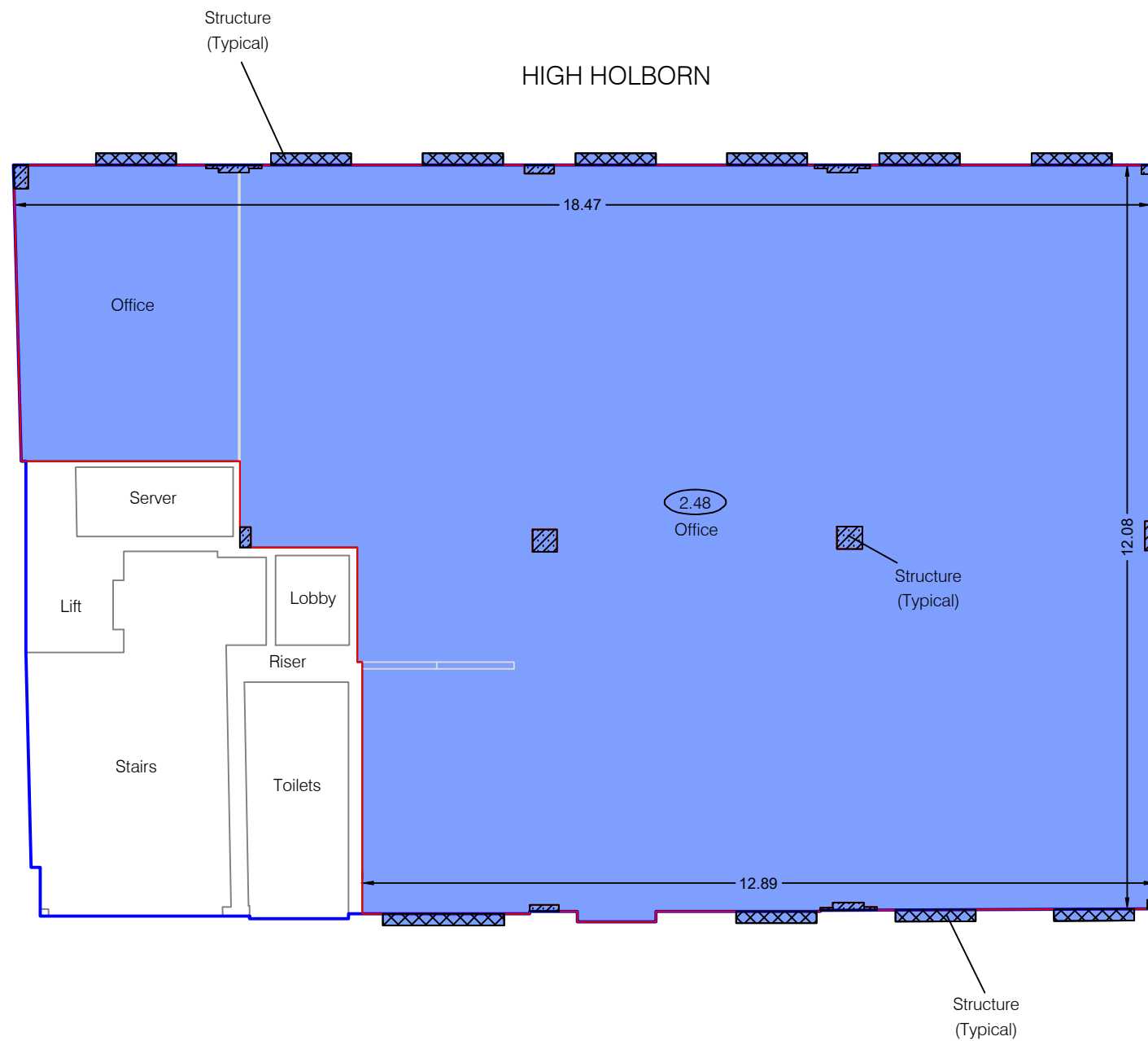
	<b>NIA</b>	<b>185.1 sq m</b>	<b>1992 sq ft</b>
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The following has been EXCLUDED from the TOTAL NIA:

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

#### Gross Internal Area

	<b>GIA</b>	<b>223.2 sq m</b>	<b>2403 sq ft</b>
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#### Notes:

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

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**Dwg No. LF1946-AREA-05**

Issue A

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