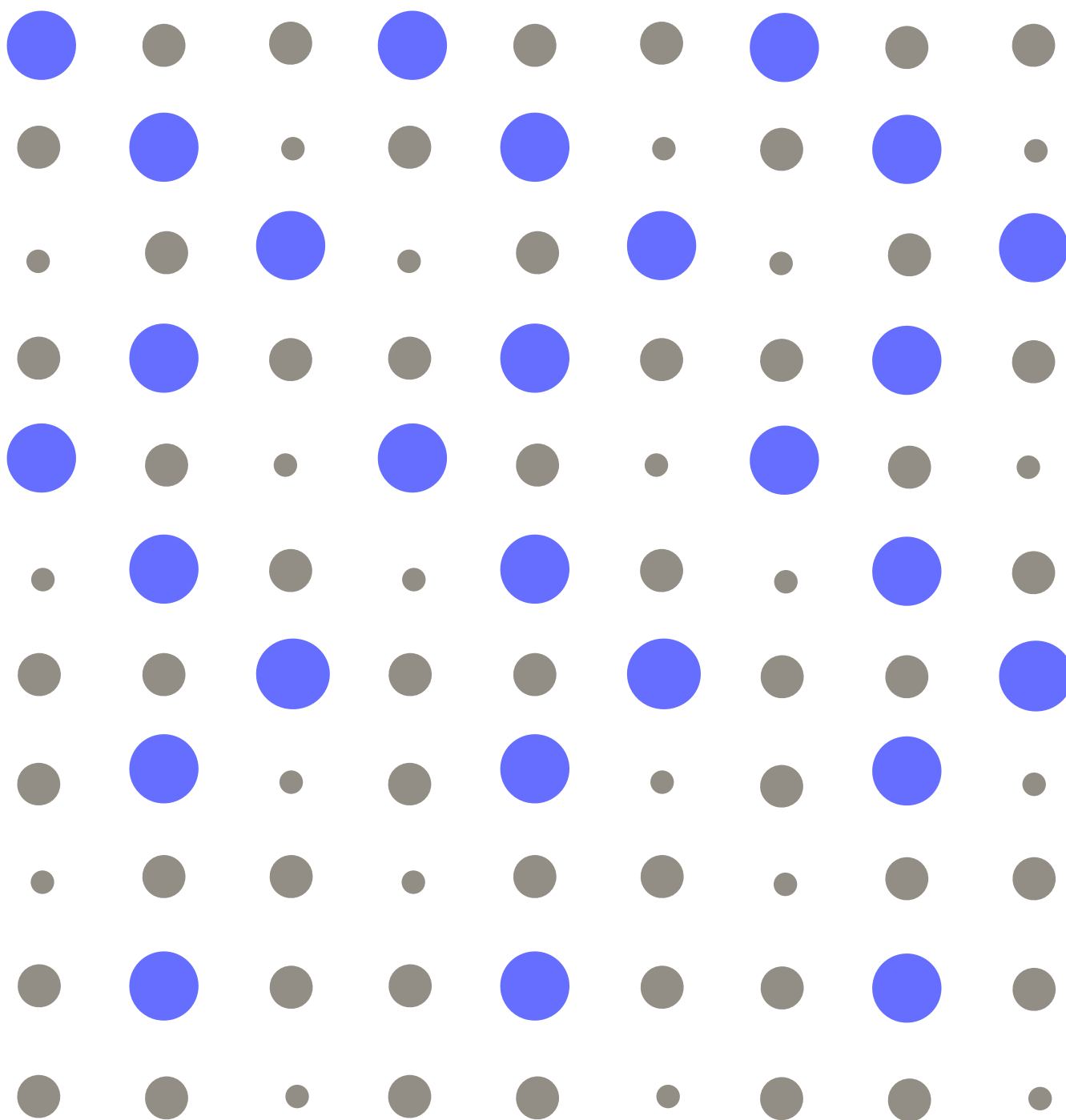


37-39 High Holborn, London WC1

3,883 SQ FT FULLY FITTED
REFURBISHED OFFICE
ACCOMMODATION IN
THE HEART OF MIDTOWN



37 High Holborn has been comprehensively refurbished to offer fully fitted design led office accommodation in the heart of Midtown.



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.

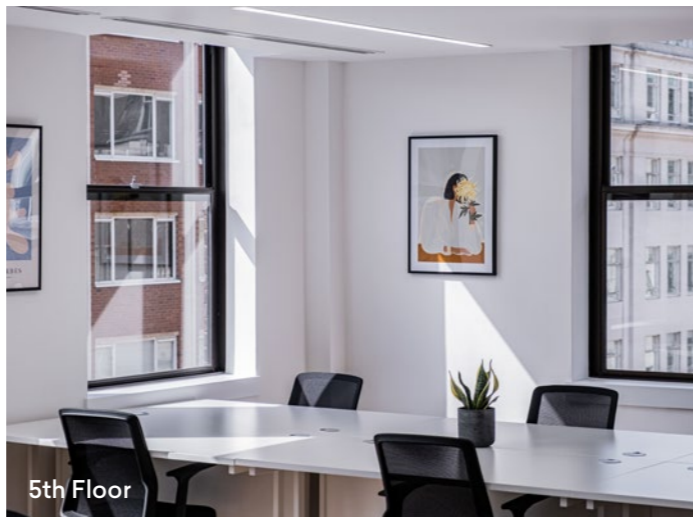
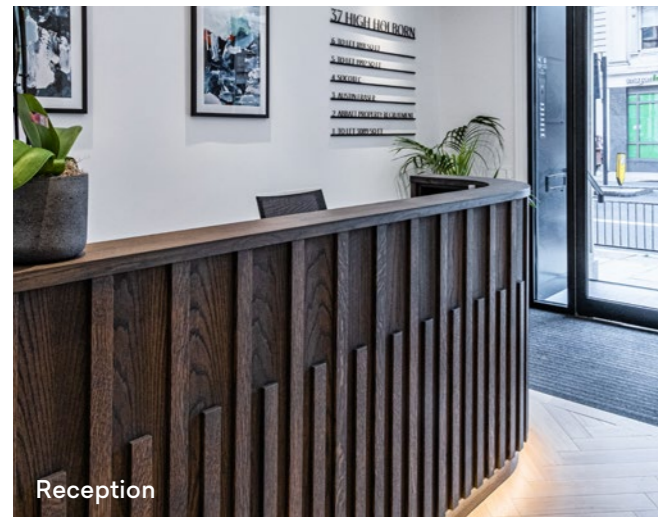
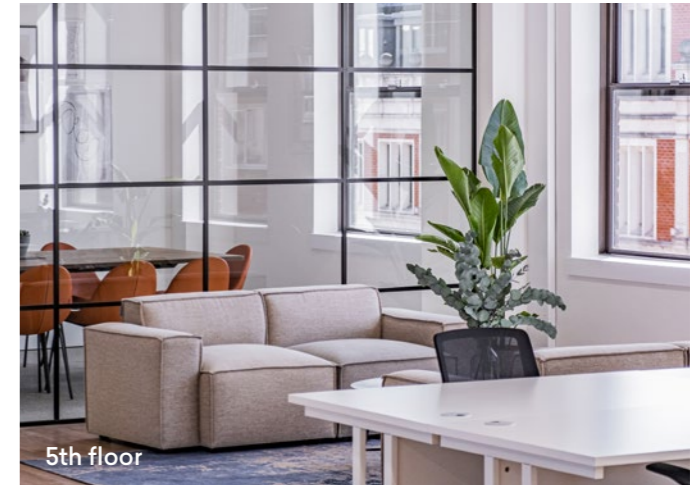
Additionally, the common areas, end of journey facilities, WCs and reception have also undergone works to bring the building in-line with current tenant demands.

Amenities

- New Fan Coil Air Cooling
- Excellent Natural Light
- Passenger Lift
- Perimeter and Underfloor Trunking
- Commissionaire
- Private 1st Floor Terrace
- Plaster Finish Ceiling
- New LED Strip Lighting
- Newly Refurbished Reception
- Showers and Bike Racks
- Plug & Play and CAT A+ Accommodation

Accommodation

Floor	Availability	Sq Ft	Sq M
6th	Available	1,891	176
5th	Available	1,992	185
3rd	Under offer	2,283	212
1st	Under offer	3,089	287
Total available		3,883	361

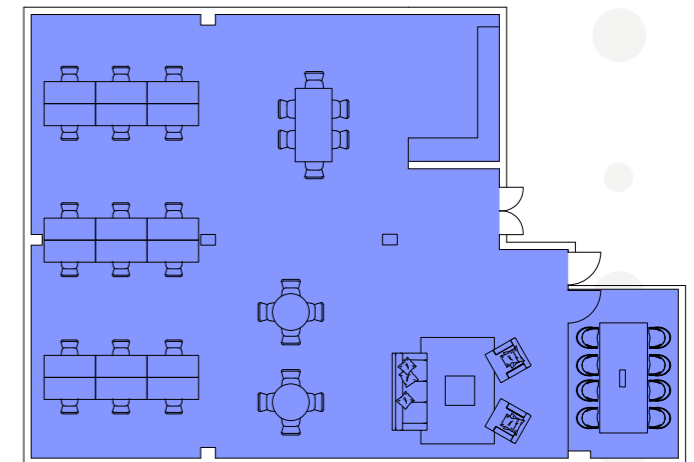


6th Floor Plan

1,891 Sq Ft (176 Sq M)

Open plan workstations	18
Hot desks	14
8 person meeting room	1
Breakout areas	1
Kitchen	1
Total workstations	32

Plan not to scale. For indicative purposes only.



HIGH HOLBORN

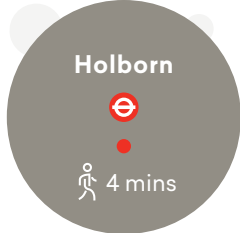
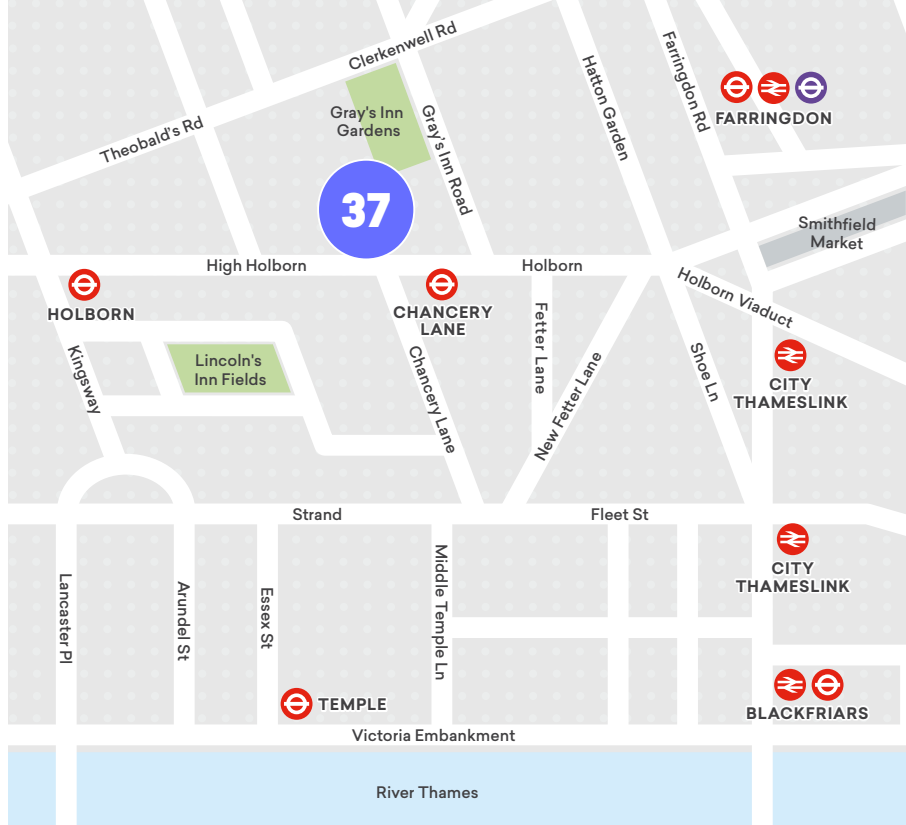
Office

Occupying an enviable position, with vibrant amenities and under a 10 minute walk to the Elizabeth Line at Farringdon Station.

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.



Viewings

Strictly through the joint letting agents.

Terms

Upon application.



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