

Farebrother

38-43 Lincoln's Inn Fields,
London, WC2A 3PE

OFFICE TO RENT
8,227 SQ FT

farebrother.com
020 7405 4545



DESCRIPTION

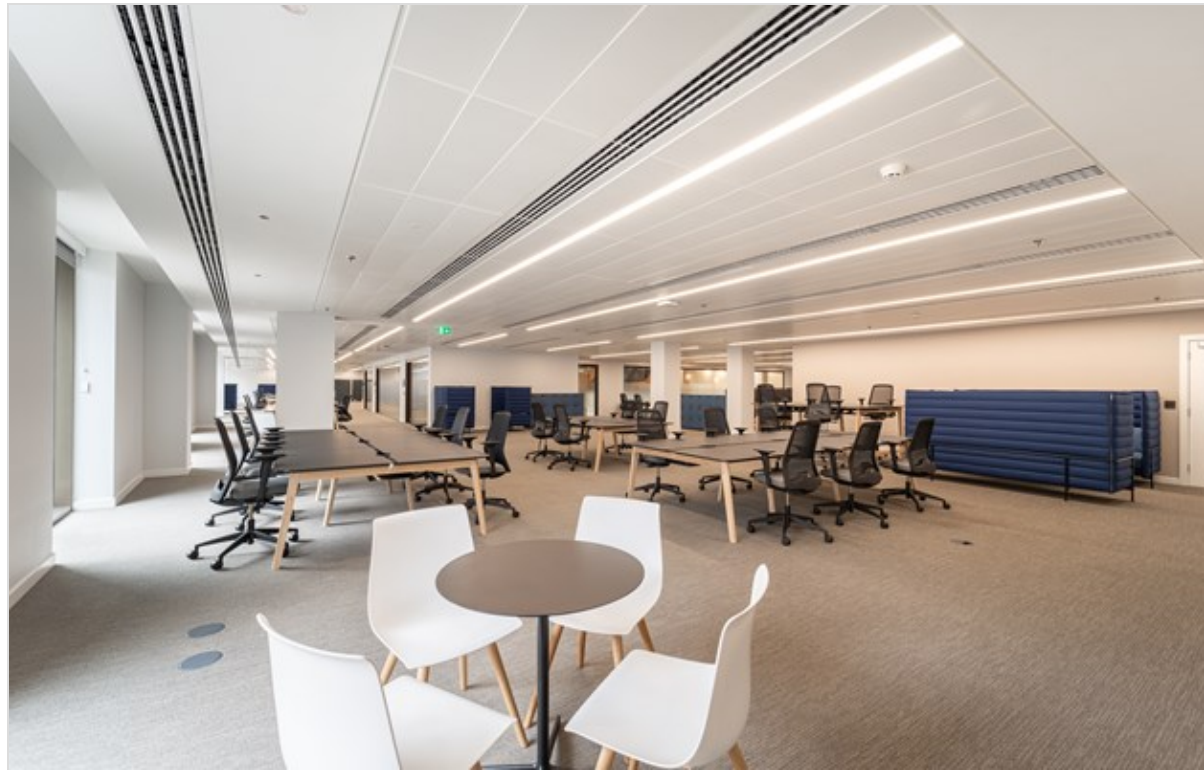
Fully Fitted Grade A Office To Let in Lincoln's Inn Fields

38-43 Lincoln's Inn Fields is an iconic development that holds a prominent position on the southern side of Lincoln's Inn Fields, a prime garden square in the heart of London's Midtown.

The building has recently been redeveloped to provide modern Grade A office accommodation and best-in-class facilities. The available accommodation comprises 8,227 sq ft of fitted out accommodation on the 3rd floor.

The building has amazing event/conference space on the 6th floor run by Searcys as well as various other spaces throughout the building including The Lumley Library on the 1st floor.

The property is well connected with Holborn (Central and Piccadilly Lines), Chancery Lane (Central Lines) and Temple (Circle and District Lines) Underground Stations all a short walking distance away.



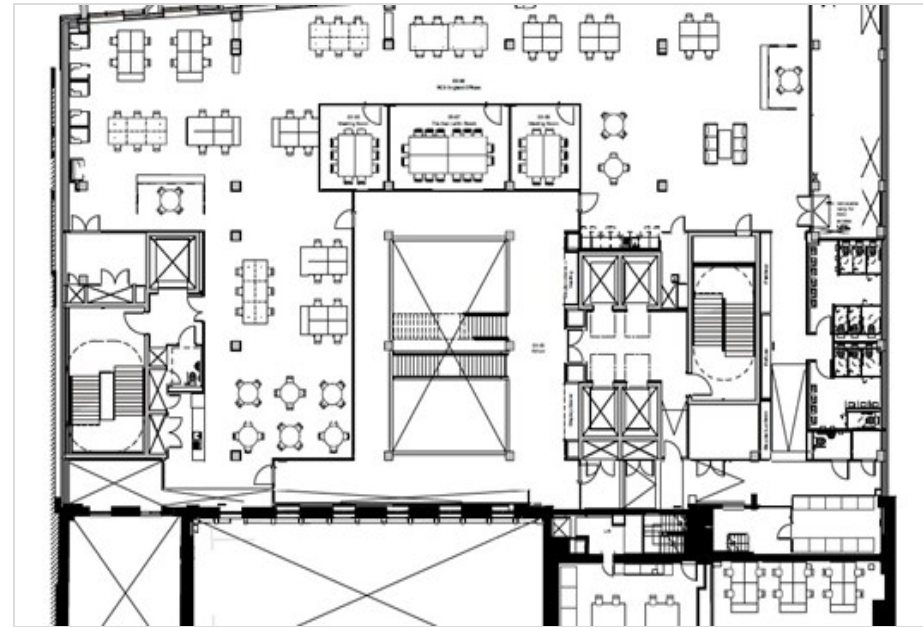


ACCOMMODATION

FLOOR	AREA (SQ FT)	AVAILABILITY	DESK SUITABILITY NO
3rd Floor	8,227	Available	74 - 126
Total	8,227		

AMENITIES

Fully fitted	VAV air conditioning
LED lighting	Showers and cycle storage
On-site ground floor café	The View event and conference suite run by Searcys
BREEAM 'Excellent'	EPC B
4 x 12 person passenger lifts	DDA accessible



FURTHER INFORMATION

Rent

75.00 per sq ft

Service Charge

£16.84 per sq ft

Rates

£33.00 per sq ft

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LOCATION



Subject to contract. Farebrother for themselves and the vendor of this property give notice that these particulars do not form, or form part of, any offer or contract. They are intended to give fair description of the property and whilst every effort has been made to ensure their accuracy this cannot be guaranteed. Any intending purchaser must therefore satisfy themselves by inspection or otherwise. Neither Farebrother nor any of its employees, has any authority to make or give any further representations or warranty whatsoever in relation to this property. All prices and rents quoted are net of vat. June 2024

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