

TO LET - OFFICE

# 110 HIGH HOLBORN

WC1V 6JS



## Key Highlights

- 2,464 to 27,732 sq ft
- LED lighting
- 1st and 2nd floors are in a CAT A condition with ability to be fitted out
- Potential for self contained entrance
- New fully fitted plug and play office accommodation (3rd floor).
- Bike Racks & Showers
- Remodelled on floor W/Cs

SAVILLS West End  
33 Margaret Street  
London W1G 0JD  
**020 7499 8644**  
[savills.co.uk](http://savills.co.uk)



## Description

The 2nd and part 3rd floors at 110 High Holborn have been completely transformed with new contemporary on floor finishes.

The part 3rd floor has been fully fitted out. It benefits from 50 desks plus agile working areas, 2 meeting rooms, an extensive breakout area and a dedicated reception. The 2nd floor has been finished to a CAT A condition. There is the ability to have a self contained entrance, connection to the 1st floor which is being refurbished and on to the 2nd floor.

## Location

The building benefits from excellent transport links which provide access to the West End and City with Holborn Underground Station (Central and Piccadilly lines) within a one-minute walk from the building and Tottenham Court Road (Central and Northern lines) and Chancery Lane (Central) close by.

## Accommodation

Name	sq ft	sq m	Availability
3rd - Part (Cat B)	6,540	607.59	Available
2nd	12,963	1,204.30	Available
1st	5,765	535.59	Available
Ground - Offices	2,464	228.91	Available
<b>Total</b>	<b>27,732</b>	<b>2,576.39</b>	

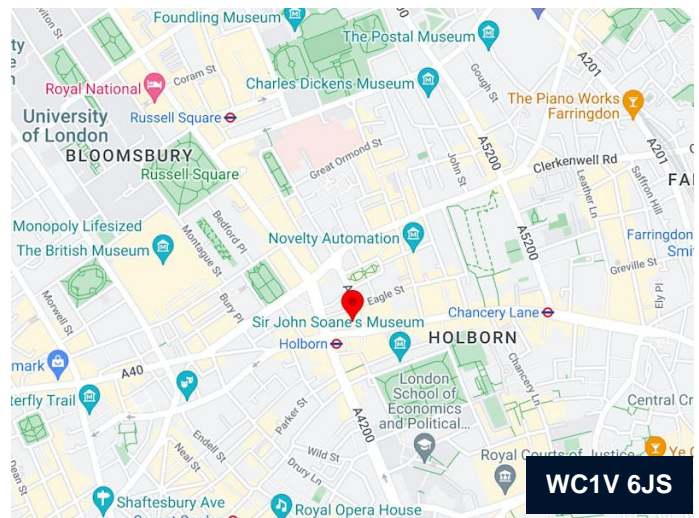
## Terms

New lease direct from the Landlord.

Rent: £57.50 - £72.50 PSF

Rates: £26.00 PSF

Service Charge: £17.46 PSF



## Contact

**Brian Allen**

020 7409 8778

07972 000 215

bmallen@savills.com

**Jim Harper**

07972 000 161

jrharper@savills.com

**Isaac Begley**

07890 427842

isaac.begley@savills.com

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- C. Do not vary any work shown on the drawings without obtaining prior approval from the Project Manager or Designer.
- D. Any additional information required should be requested from the Project Manager or Designer before commencement of work on site.

STAMP

## CONSTRUCTION ISSUE

SIGNED: \_\_\_\_\_  
DATE: \_\_\_\_\_



LEGEND

- COLLABORATION
- MEETING
- OUTSIDE OF DEMISE
- SOCIAL
- WORKSPACE

Rev.	Date	Reason for Issue	Checked	Approved
C2	02/01/24	DRAWING UPDATES	KK	KK
C1	01/12/23	CONSTRUCTION PACK ISSUE	KK	PB
C0	28/11/2023	CONTRACT PACK	KK	SG

LOOP INTERIORS INTERNATIONAL LTD  
10 Stephen Mews  
London W1T 1AG  
Tel: +44 (0) 20 3772 6000  
www.loopinteriors.com

CLIENT NAME / LOGO:

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PROJECT NAME / ADDRESS:

**110 HIGH HOLBORN**  
LONDON, WC1V 6JS

DRAWING TITLE:  
**LEVEL 03 - GENERAL ARRANGEMENT**

STATUS:  
**CONSTRUCTION ISSUE**

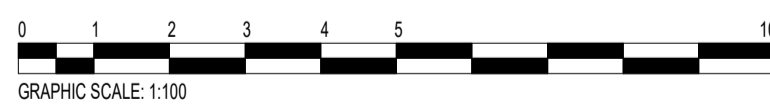
SCALE: 1:100@A1 DRAWN BY: SG CHECKED BY: Checker

DATE: 02/01/24 SUITABILITY CODE: S0 REVISION: C2

Drawing Number:  
**4913-LII-V1-03-DR-I-0301**

## 1 GENERAL ARRANGEMENT - LEVEL 03

1 : 100



ROOM SCHEDULE - FOURTH FLOOR				
ROOM NO.	ROOM NAME	SPACE TYPE	AREA	Area SqFt
04 - 01	12P MTG ROOM	MEETING	39.66 m²	426.93 ft²
04 - 02	OPEN PLAN	WORKSPACE	344.72 m²	3710.55 ft²
04 - 03	10P MTG ROOM	MEETING	27.81 m²	297.24 ft²
04 - 04	ENTRANCE	COLLABORATION	85.28 m²	917.96 ft²
04 - 05	CAFETERIA	SOCIAL	89.02 m²	958.22 ft²
			586.30 m²	6310.89 ft²