

TO LET - OFFICE

# LACON HOUSE

84 Theobalds Road, WC1X 8RW



## Key Highlights

- 3,477 to 15,177 sq ft
- Manned Reception
- Showers & Bike Store
- 6 x Passenger Lift
- Newly Refurbished
- Large Communal Roof Terrace
- LED Lighting

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## Description

This property offers office and retail space over 8 floors. The entire building was subject to a comprehensive refurbishment during 2016 to provide high quality, Grade A accommodation. The main entrance on Theobalds Street leads directly into a double height reception.

PureGym occupies a unit to the rear of the property, with separate access onto Lamb Conduit Street. The reception area also offers a café space as well.

## Location

Lacon house is prominently located on the northern side of Theobalds Road, WCX1, within a prime midtown location.

There are a number of restaurants, shops and bars within the surrounding area. Holborn Tube Station is 4 minutes away, whilst Covent Garden, Chancery Lane and Tottenham Court Road, with the new Elizabeth Line, are also within a 10 minute's walk.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
8th - Part	3,477	323.02	Available
1st - Part	11,700	1,086.97	Available
<b>Total</b>	<b>15,177</b>	<b>1,409.99</b>	

## Specification

- Both Floors Fitted
- 6 x Passenger Lifts
- Refurbished Floor
- Large Communal Roof Terrace
- Manned Reception
- Showers, Bike Stores & Changing Facilities
- LED Lighting
- Air Conditioning

## Viewings

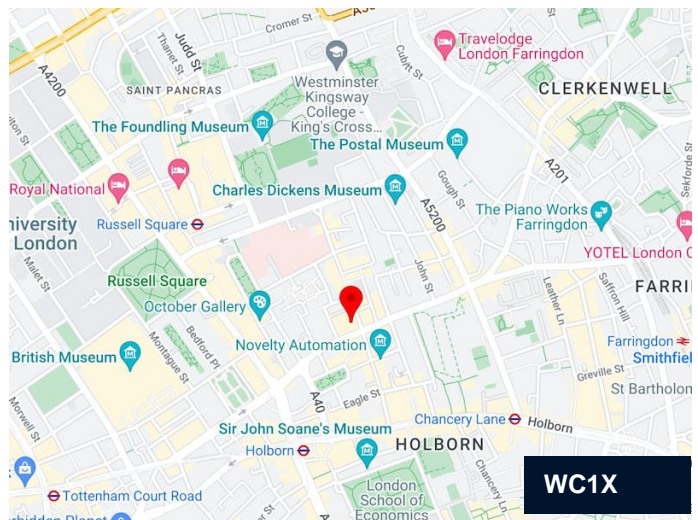
Strictly by arrangement.

## Terms

Quoting Rent: Ranging from £69.50 - £75.00 psf

Rates: £23.41 psf

Service Charge: £15.63 psf



## Contact

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