



Comprehensively
refurbished offices with
excellent wellbeing and
sustainability
credentials - available
fully fitted.

- Available Cat A or fitted
- Raised floors
- LED lighting
- High end commuter facilities
- BREEAM Very Good
- Elegant reception

262 High Holborn

London, WC1V 7EE

AVISON
YOUNG



Summary

Available Size	4,678 sq ft / 434.60 sq m
Rent	£69.50 per sq ft
Rates Payable	£30.43 per sq ft
Service Charge	£13.70 per sq ft
EPC	Upon enquiry

Property Highlights

262 High Holborn provides comprehensively refurbished, contemporary and bright office space with excellent wellness and sustainability credentials. The 4th and 5th floors are delivered to a Category A specification whilst the 1st and 2nd floors are fully fitted and furnished.

Location

Prominently located on the south side of High Holborn, the building is located within easy walking distance of both Holborn and Chancery Lane Underground Stations, as well as just half a mile walk from the Tottenham Court Road and Farringdon Elizabeth Line stations.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
5th	4,678	434.60	Available
4th	4,625	429.68	Available
2nd - Fitted	4,631	430.23	Under Offer
1st - Fitted	4,624	429.58	Under Offer
Total	18,558	1,724.09	

Specification

Chilled beam air conditioning
LED lighting
Fully accessed raised floors
Three passenger lifts
40 bike racks
Five changing rooms with showers
Photovoltaic solar panels
Ground source heat pump

Terms

New lease from the landlord for a term by arrangement



Nick Rock

020 7046 6517 | 07500 931 455
nick.rock@avisonyoung.com



Rachael Currie

07979 475 052
rachael.currie@avisonyoung.com



Charlie Walker

020 7911 2687 | 07940 755 497
charles.walker@avisonyoung.com



Harriet De Freitas

07940516827 | (0)7940 516 827
harriet.defreitas@avisonyoung.com

Richard Townsend (Allsop)

020 7543 6718 | 07787 153 408

Alice Logan (Allsop)

020 7588 4433 | 07720 070417