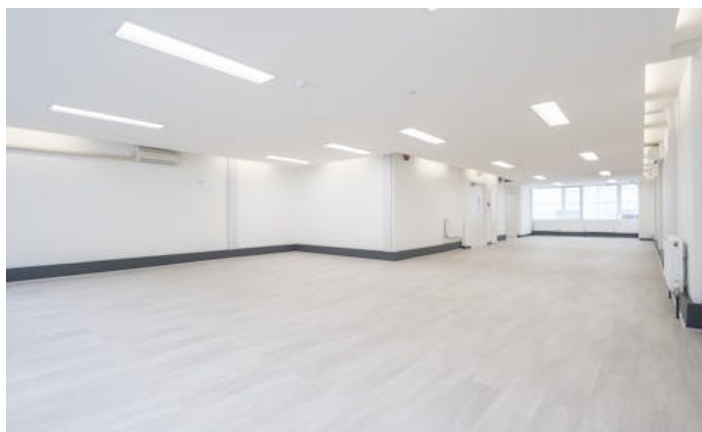
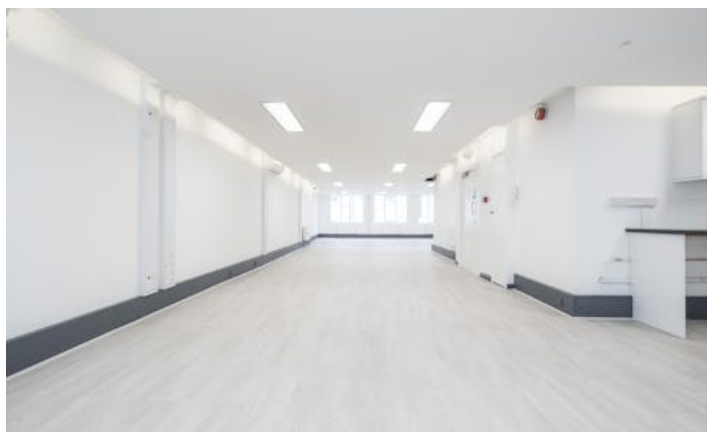


ELLIS BROWN

OFFICE TO LET

Newly refurbished office space located moments from Chancery Lane station with natural light from windows at both ends of the space.

Cromwell House, 14 Fulwood Place, WC1V 6HZ
1,257 sq ft



Ellis Brown
18-20 St. John Street
London, EC1M 4NX

T. 020 3745 0060
agency@ellisbrowncommercial.com

Property Misdescriptions act 1991 / Misdescriptions Act 1967. Ellis Brown for themselves and for the vendors of this property whose agents they are, give notice that These particulars do not form any part of any offer or contract. the statements contained therein are issued without responsibility on part of the firm or their clients and therefore are not to be relied upon as statements or representations of fact, any intending purchaser must satisfy himself as to the correctness of each statement made herein and the vendor does not make or give, and neither the firm nor any of their employees have the authority to make or give, any representation or warranty whatever in relation to this property. All prices exclude VAT. Generated on 13/06/2024

ELLIS BROWN

OFFICE TO LET

Cromwell House, 14 Fulwood Place, WC1V 6HZ
1,257 sq ft

Description

Cromwell House is a newly refurbished, cost effective office on Fulwood Place. The space benefits from modern strip lighting, a kitchenette, dual aspect windows and air conditioning. Tenants in the building have access to new shower facilities and bike storage in the Lower Ground. With an efficient open plan floorplate which offers flexibility for use of the available space, Cromwell House is a great option for budget conscious tenants in a prime Midtown location.

Location

Cromwell House can be found just off High Holborn, near Gray's Inn Gardens. The area benefits from excellent bars, cafes and restaurants such as Leather Lane food market.

Public transport links are strong in the area. Chancery Lane and Holborn are the two nearest stations, serving the Central and Piccadilly lines. Farringdon station is a 13 minute walk from Cromwell House, benefitting from the introduction of the Elizabeth Line. Various bus routes run along High Holborn (98, 17 and the 38).

Accommodation

| Name | sq ft | sq m | Rent (sq ft) | Rates Payable (sq ft) | Service Charge (sq ft) | Total month | Total year | Fitout Concept | Availability |
|--------------|--------------|---------------|--------------|-----------------------|------------------------|------------------|-------------------|----------------|--------------|
| 2nd | 1,257 | 116.78 | £35 | £16 | £10.73 | £6,466.22 | £77,594.61 | CAT A | Under Offer |
| Total | 1,257 | 116.78 | £35 | £16 | £10.73 | £6,466.22 | £77,594.61 | | |

Features

Great natural light
Prime Midtown location
Showers and Bike Storage
Passenger lift
Modern strip lighting
Air conditioning
Wood effect flooring
Kitchenette

EPC

On application

Terms

New lease for a term by arrangement direct from the freeholder

VAT

On application

Contact

Freddie Grant
07956 201 774
fgrant@ellisbrowncommercial.com

Toby Thomas
07494 292 759
tthomas@ellisbrowncommercial.com

ELLIS BROWN

OFFICE TO LET

Cromwell House, 14 Fulwood Place, WC1V 6HZ
1,257 sq ft

