

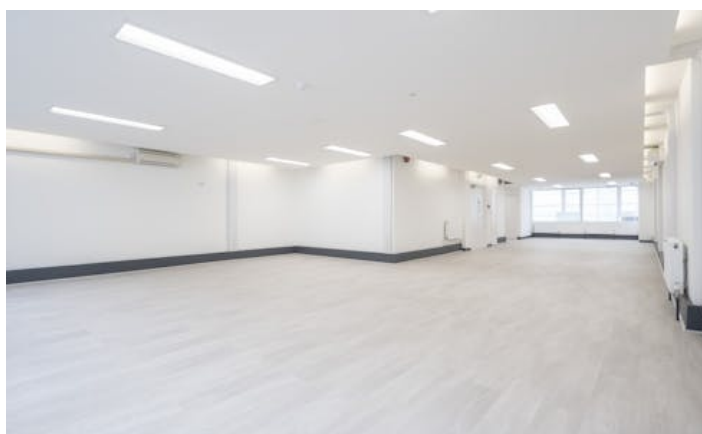
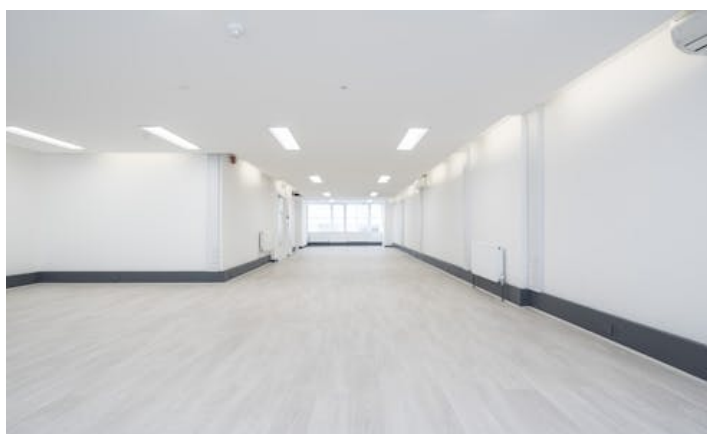
# ELLIS BROWN

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## 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



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## 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	Available
<b>Total</b>	<b>1,257</b>	<b>116.78</b>	<b>£35</b>	<b>£16</b>	<b>£10.73</b>	<b>£6,466.22</b>	<b>£77,594.61</b>		

### 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

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