

TO LET - OFFICE

322 HIGH HOLBORN

WC1V 7PB



Key Highlights

- 3,249 sq ft
- Air Conditioning
- Car parking
- New Landlord CAT B
- Bike storage, lockers, and shower facilities
- Manned reception

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Description

322 High Holborn comprise a mixed use building arranged over eight floors, providing retail space on the ground floor and office accommodation over the upper 7 floors. The part 7th floor (east) is available with a new Landlord Cat A + fit out, including 34 Open plan desks, 2 3-person meeting rooms, 1 private office, a 20-person boardroom and a spacious kitchen/ breakout area.

Location

322 High Holborn is located in the heart of Central London, on the south side of High Holborn approximately 40 meters from Chancery Lane Station and 550 metres from Holborn underground.

Accommodation

The accommodation comprises of the following

Name	sq ft	sq m	Availability
7th - part east	3,249	301.84	Available
Total	3,249	301.84	

Specification

- CAT A + fit out in situ
- Air conditioning
- 3 passenger lifts
- Recently Refurbished Manned Reception
- New Bicycle storage, showers and lockers – 84 cycle racks, 96 lockers, 7 showers, and Cycle repair stand.
- EPC – C
- Car parking available

Viewings

Strictly by appointment.

Terms

A new lease for a term to March 2027.

Rent £59.50psf

Rates £22.37psf

Service Charge £13.48psf



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