



*A NEW MIDTOWN BUSINESS ADDRESS*

# 77 CHANCERY LANE

*COMING Q1 2023*

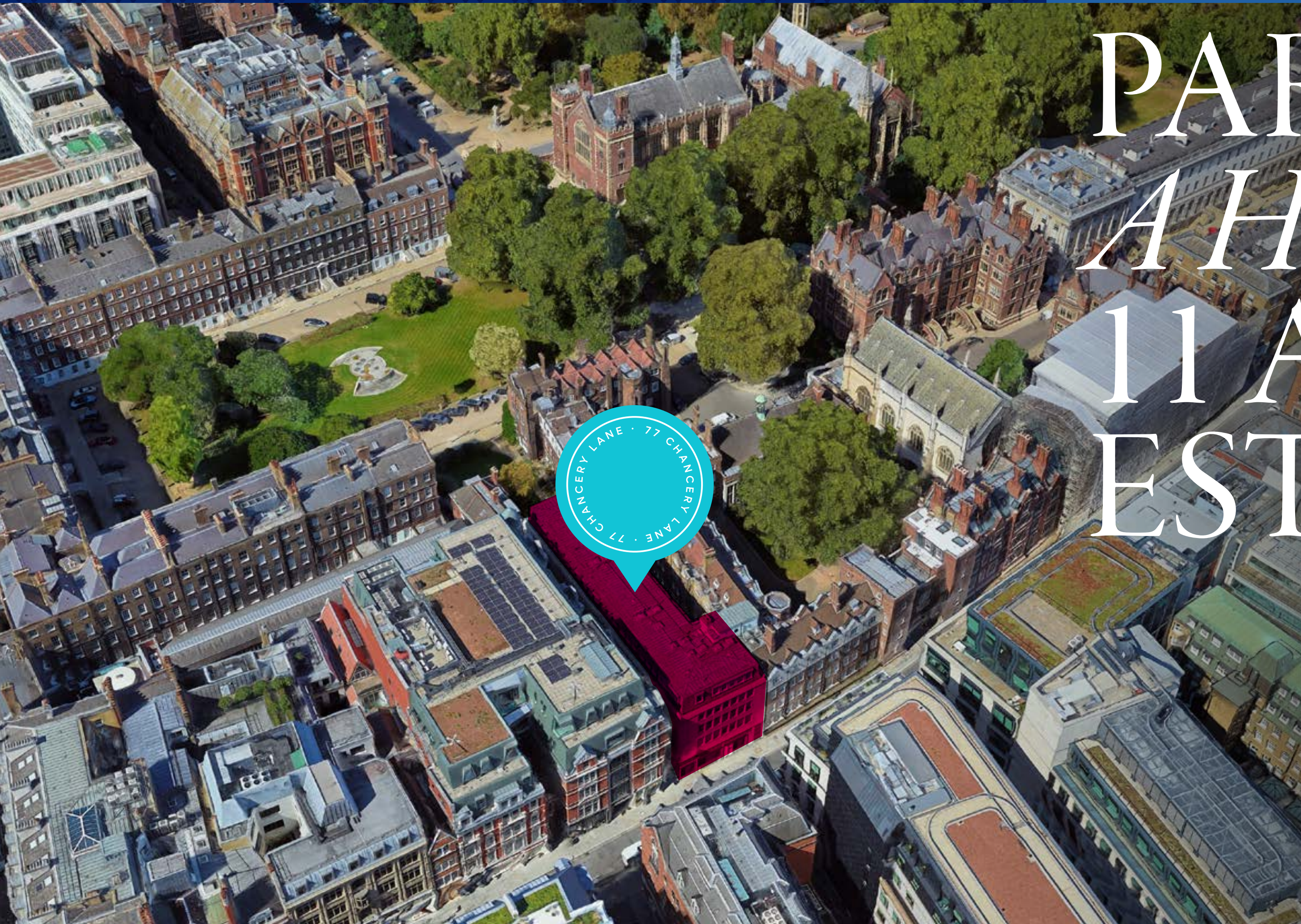
16,500 SQ FT OF EXTENSIVELY REFURBISHED OFFICES





# *The* BUILDING

Welcome to 77 Chancery Lane, WC2, a new address in Midtown which is considered the historical home of the legal profession. This is where modern architecture meets heritage, an address on one of London's most well-known streets with offices overlooking both Lincoln's Inn and Chancery Lane. Equidistant between the Royal Courts of Justice and the Commercial Courts, 77 Chancery Lane is designed for the legal profession.



# PART OF *A HISTORIC* 11 ACRE ESTATE

Lincoln's Inn is the largest of London's four Inns of Court and dates from at least 1422. The estate includes the late-medieval Old Hall, the Chapel, the Gatehouse and the Great Hall complex. The estate also boasts a variety of green spaces including tranquil New Square, the leafy North Gardens as well as smaller ornamental areas such as the beautifully composed Kitchen Garden.



# *The* LOCATION

77 CHANCERY LANE



**AMENITIES**

- 01 The Bountiful Cow
- 02 ROKA Aldwych
- 03 Gymbox
- 04 Holborn Dining Room
- 05 Rosewood Hotel
- 06 The Hoxton, Holborn Hotel
- 07 Fields Bar & Kitchen
- 08 Coopers
- 09 One Aldwych
- 10 STK
- 11 Radio Rooftop
- 12 Spring
- 13 Somerset House
- 14 Gaucho
- 15 Natural Kitchen
- 16 Bounce
- 17 Leather Lane Market
- 18 Bleeding Hart Yard

Midtown is where the West End meets the City of London. From the buzz of theatreland and London's top restaurants to idyllic parks and museums, everything that the city has to offer is within walking distance. The Thames is a short stroll away, where the river boat can be caught from Blackfriars Pier. Carry on walking across Blackfriars Bridge for all the entertainment and culture of the South Bank in under 15 minutes.

Farringdon Station links to all parts of London and beyond via Thameslink and the Elizabeth Line .

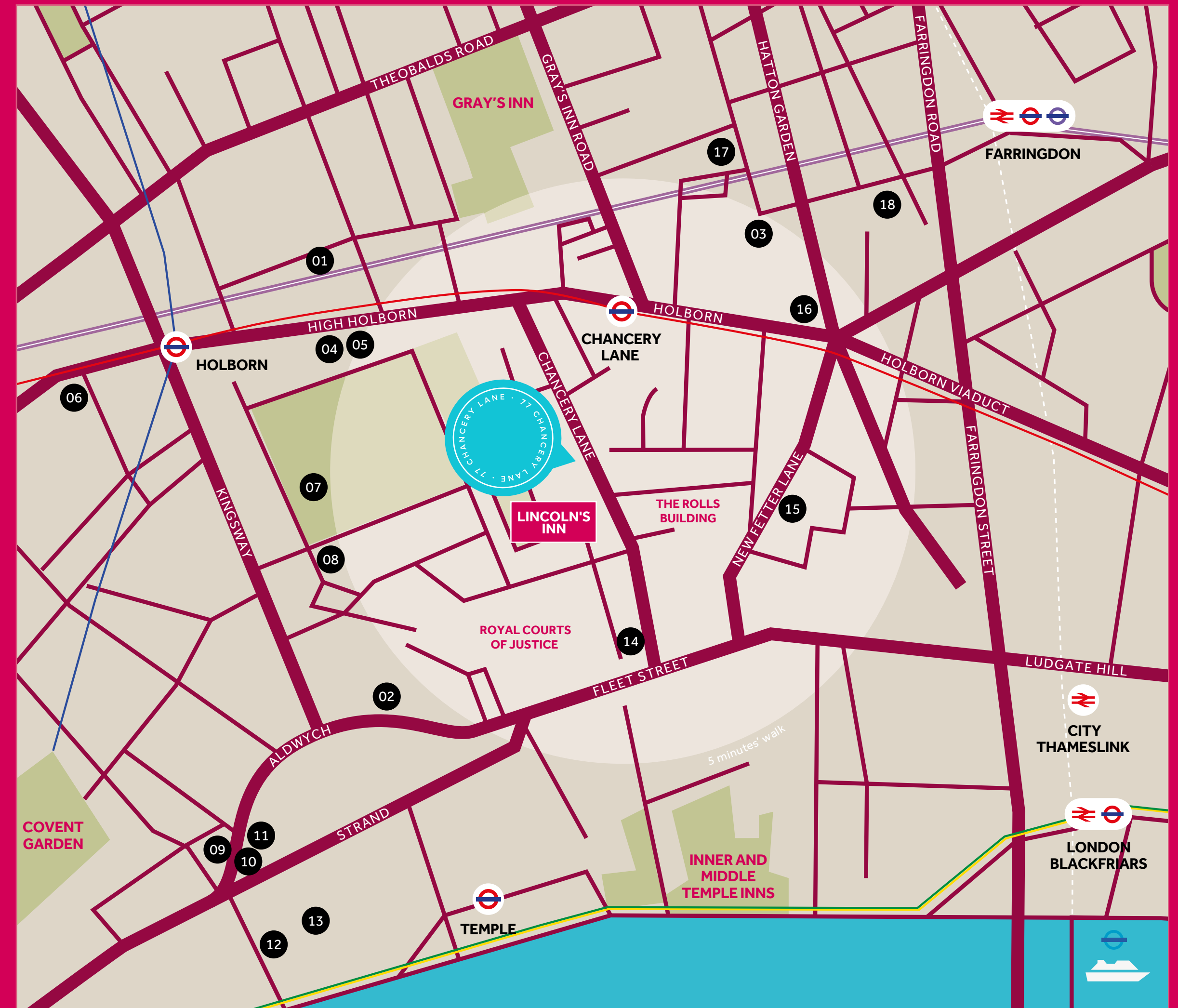
**CONNECTIONS**

Chancery Lane	4 mins
Holborn	5 mins
Temple	7 mins
City Thameslink	8 mins
Farringdon	10 mins
London Blackfriars	14 mins

Walking times from 77 Chancery Lane

**LEGAL LANDMARKS**

The Royal Courts of Justice	3 mins
The Rolls Building	3 mins
Gray's Inn	5 mins
Inner and Middle Temple Inns	7 mins



# LOCAL AREA / CONNECTIVITY

# IN A *STRATEGIC* LOCATION



# BETWEEN THE CITY & WESTEND



Historical pubs such as The Seven Stars can be found among fine dining options. Fabrique serves up Swedish-style coffee and pastries while Beanberry specialises in organic coffee. The Gin Bar at Holborn Dining Room makes an ideal after work meeting place, or try cocktail bar Baranis for a game of indoor pétanque. Wildy & Sons' bookshop is just round the corner from 77 Chancery Lane for legal titles and antiquarian books.



5

of London's garden squares in walking distance

14

London Coffee Guide cafés within a 10-minute walk



15

minutes to wander across to the South Bank

4

tube stations connecting to the wider city



# THE *ARRIVAL* EXPERIENCE



With an impressive new entrance directly onto Chancery Lane and a second reception area to the tranquil greenery of Lincoln's Inn, the building has been stylishly refurbished to offer a warm welcome to visitors.



Finished to a high specification with sustainability and comfort to the fore, the building utilises low energy LED lights with daylight dimming sensors and solar glazing to maximise natural light. Energy reclaim ventilation twinned with air source heat pumps maintain optimal temperatures in the most economical and sustainable way.

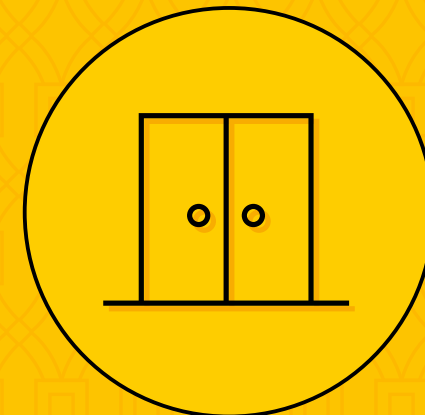
# CAT A *FLEXIBLE* OFFICE SPACE



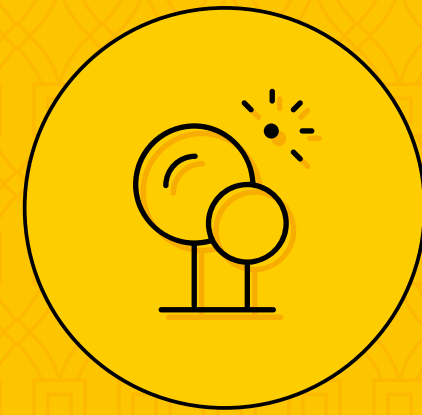
# THE SPECIFICATION



Comprehensive Grade A refurbishment



Dual entrances to Chancery Lane and Lincoln's Inn



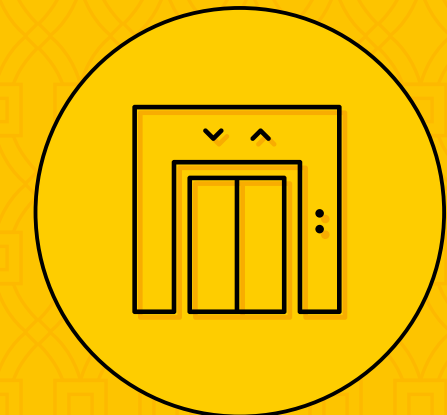
New Square reception with garden views



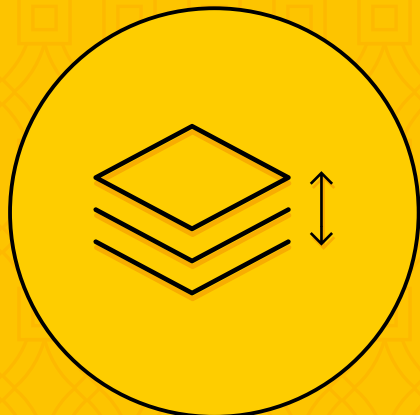
All new end of trip facilities



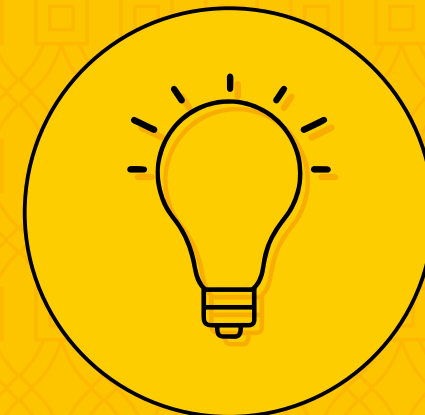
Meeting room facilities



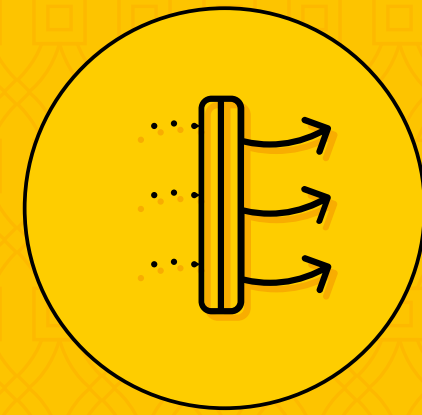
3 passenger lifts



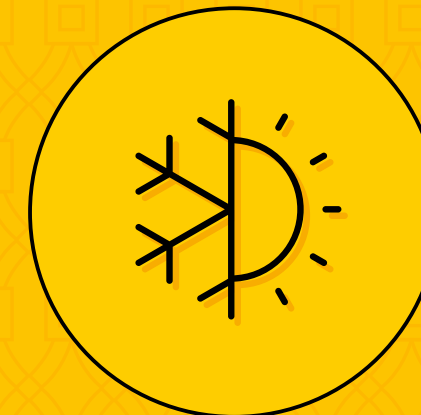
Raised access flooring



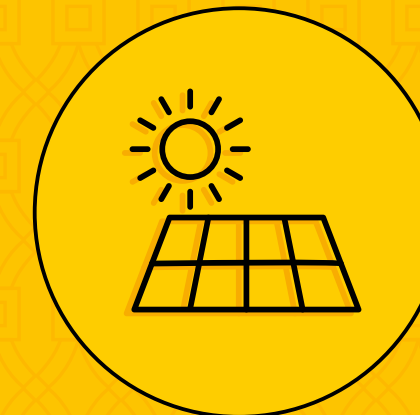
Low energy LED lights with combined daylight dimming



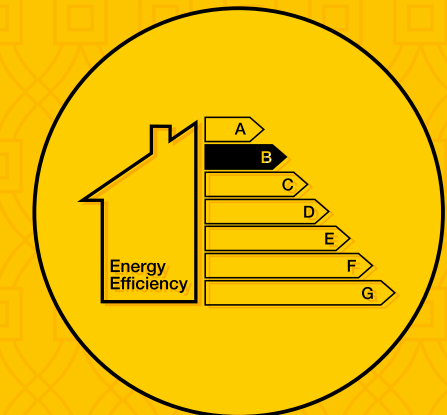
Mechanical ventilation with energy reclaim



Air source heat pumps



Solar glazing to limit solar gain



EPC B (targeted)

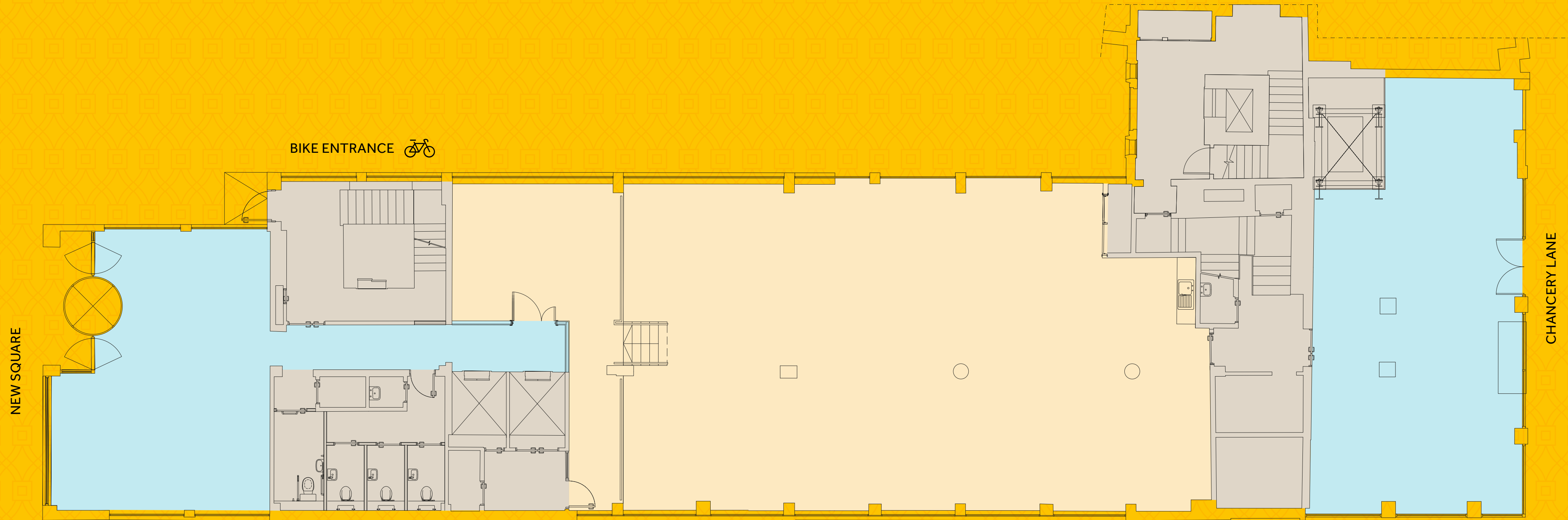
# AREAS



FLOOR	SQ FT	SQ M	
THIRD	4,354	404.4	
SECOND	4,346	404.7	
FIRST	4,325	401.8	
GROUND Excluding reception areas	2,421	224.9	
LOWER GROUND	1,057	98.1	

TOTAL: 16,503 sq ft / 1,533.9 sq m

# GROUND

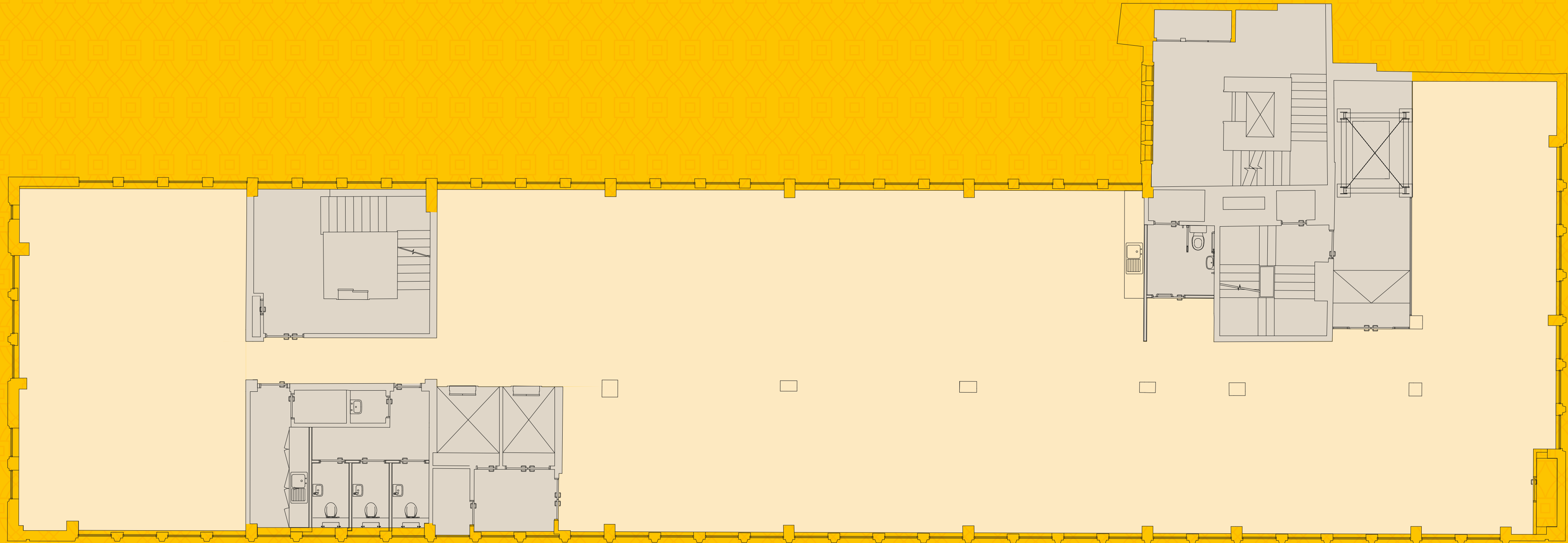


KEY

- Office
- Reception
- Core

Floor plans not to scale, for identification purposes only

# FIRST



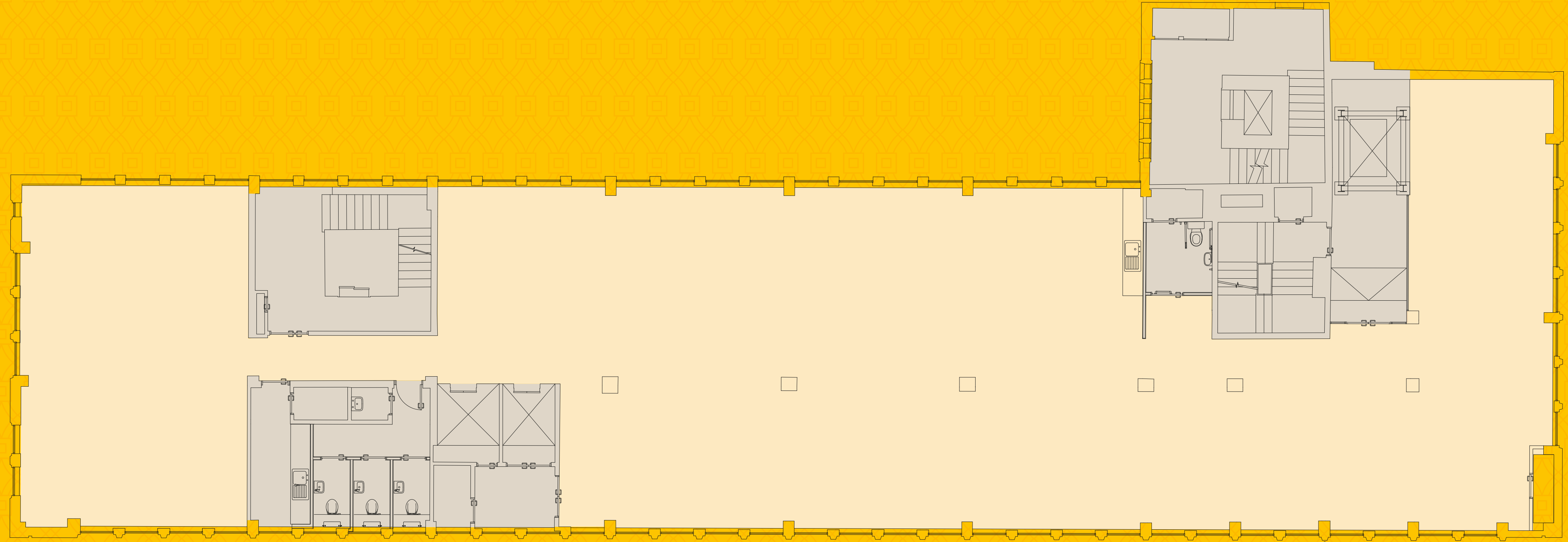
KEY

Office

Core

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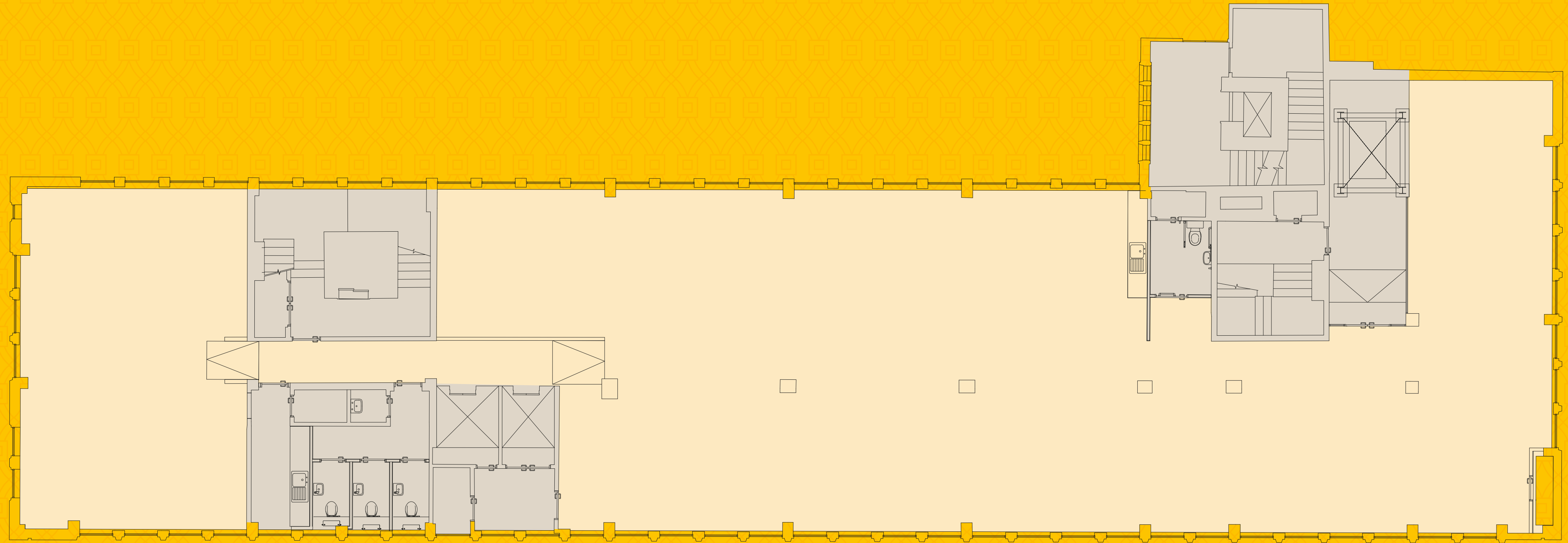
# SECOND



- KEY
- Office
  - Core

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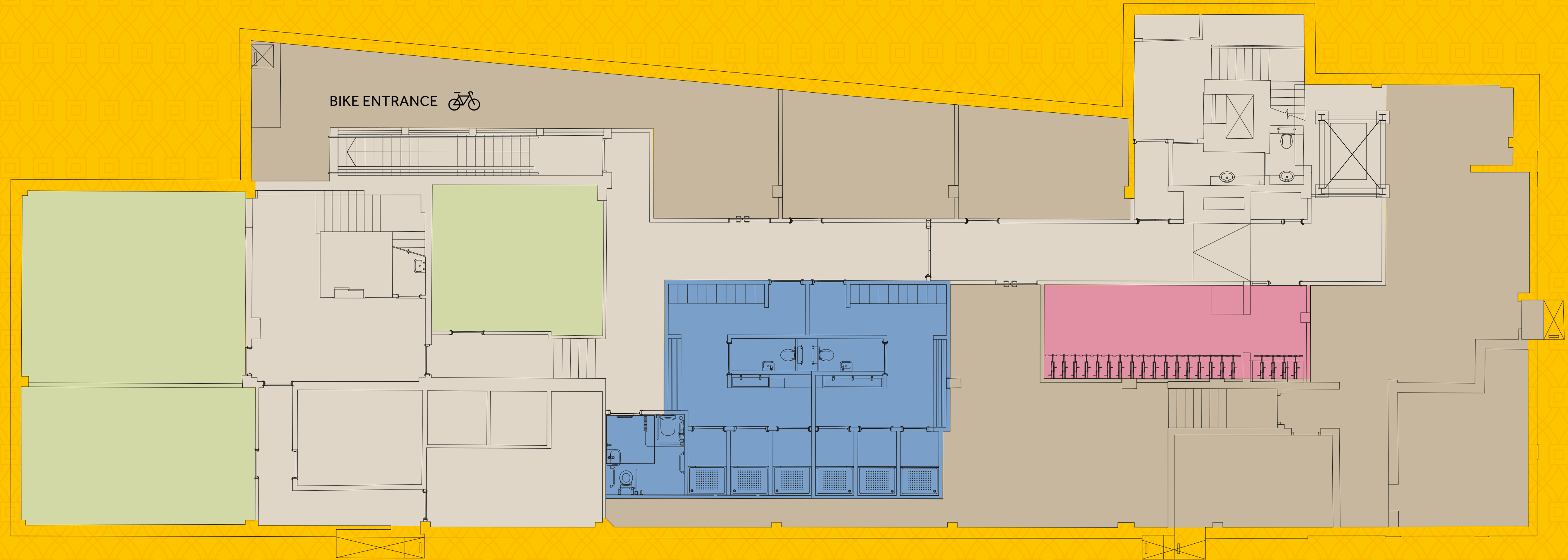
# THIRD



- KEY
- Office
  - Core

*Floor plans not to scale, for identification purposes only*

# LOWER GROUND



**KEY**

- Conference / meeting rooms
- Showers, WCs & lockers
- Bike storage
- Core
- Plant and storage

*Floor plans not to scale, for identification purposes only*





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