

TO LET - OFFICE

77 CHANCERY LANE

77-78 Chancery Lane, WC2A 1AE



Key Highlights

- 4,325 to 16,503 sq ft
- Dual entrances to Chancery Lane and Lincoln's Inn
- New shower facilities and bike storage
- 3 passenger lifts
- Comprehensive Grade A refurbishment
- New Square reception and garden views
- Meeting room facilities
- Targeting EPC B

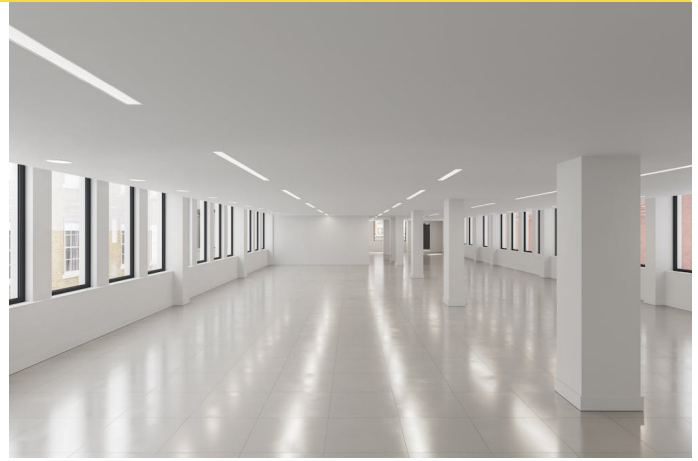
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Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
3rd	4,354	404.50	Available
2nd	4,346	403.76	Available
1st	4,325	401.81	Available
Ground	2,421	224.92	Available
Lower Ground	1,057	98.20	Available
Total	16,503	1,533.19	



Description

Newly refurbished offices with impressive new entrances to both Lincoln's Inn and Chancery Lane. Lincoln's Inn is the largest of London's four Inns of Court and dates from at least 1422. Benefitting from a dual entrance, 77 Chancery Lane provides 16,503 sq ft across LG - 3rd floor. The lower ground provides bike storage, showers, lockers and conference/meeting rooms.

The building has low energy LED lights with daylight dimming sensors and solar glazing to prevent solar gain. 77 Chancery Lane benefits from reclaim ventilation with air source heat pumps to maintain optimal temperatures and reduce environmental impact.



Location

77 Chancery Lane is perfectly located between The Royal Courts of Justice (3 mins), The Rolls Building (3 mins), Gray's Inn (5 mins) and Inner and Middle Temple Inns (7 mins). The newly refurbished building is within 5 minutes walk to Chancery Lane and Holborn tube stations, and within 10 minutes walk to Farringdon, providing direct access to Thameslink, Elizabeth, Central, Piccadilly, District, Circle and Metropolitan line.

Historical pubs can be found among fine dining options such as the Holborn Dining Room, or try cocktails at Baranis. Wildy & Sons' bookshop is just round the corner from 77 Chancery Lane for legal titles and antiquarian books.



Terms

A new lease is available by a term for arrangement with the Landlord.

Rent: £65.00 - £67.50 PSF

Business Rates: c. £25 PSF on upper floors

Service Charge: c. £14 PSF

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