



NEW
**PENDEREL
HOUSE**

HIGH HOLBORN WC1

2,725 – 5,515 sq. ft.

Fully fitted and furnished
accommodation



THE BUILDING

A BUILDING WITH FLEXIBILITY AT ITS CORE



Brand newly refurbished floors



Newly designed reception with commissionaire



Fitted and furnished office suites



100m from Lincoln's Inn Fields



Seventh and eighth floors with panoramic views



Ideally located between multiple transport hubs



TRANQUIL GARDENS
ON YOUR DOORSTEP

THE AREA

WHERE BUSINESS AND CULTURE COLLIDE

Restaurant & Hotels

- 01 Dalloway Terrace
- 02 Hawksmoor Seven Dials
- 03 Shoryu Ramen
- 04 Mirror Room
- 05 Holborn Dining Room
- 06 The Delaunay
- 07 Roka
- 08 Noble Rot
- 09 Barrafinn
- 10 Flat Iron
- 11 The Bloomsbury Hotel
- 12 Covent Garden Hotel
- 13 The Hoxton
- 14 L'oscar London
- 15 Rosewood London
- 16 The Savoy

Leisure and culture

- 17 All Star Lanes
- 18 Flight Club
- 19 Gymbox
- 20 Bounce
- 21 1Rebel
- 22 The British Museum
- 23 Sir John Soane's Museum
- 24 Shaftesbury Theatre
- 25 Royal Opera House
- 26 Top Secret Comedy Club
- 27 National Gallery
- 28 Somerset House

Occupiers

- 29 MoneySupermarket
- 30 Odeon Cinemas
- 31 Yahoo
- 32 WME Entertainment
- 33 NBC Universal
- 34 Marathon Asset Management
- 35 Red Bull
- 36 Apple
- 37 Lululemon
- 38 McKinsey & Co
- 39 Criteo
- 40 Twitch
- 41 Fladgate LLP
- 42 Mischon de Reya LLP
- 43 Wasserman Media Group
- 44 EssenceMediacom
- 45 Warner Bros
- 46 Karmarama
- 47 Lastminute.com
- 48 Deloitte
- 49 Goldman Sachs

Travel times

Walking

- Chancery Lane - 3 mins
- Holborn - 4 mins
- Farringdon - 10 mins

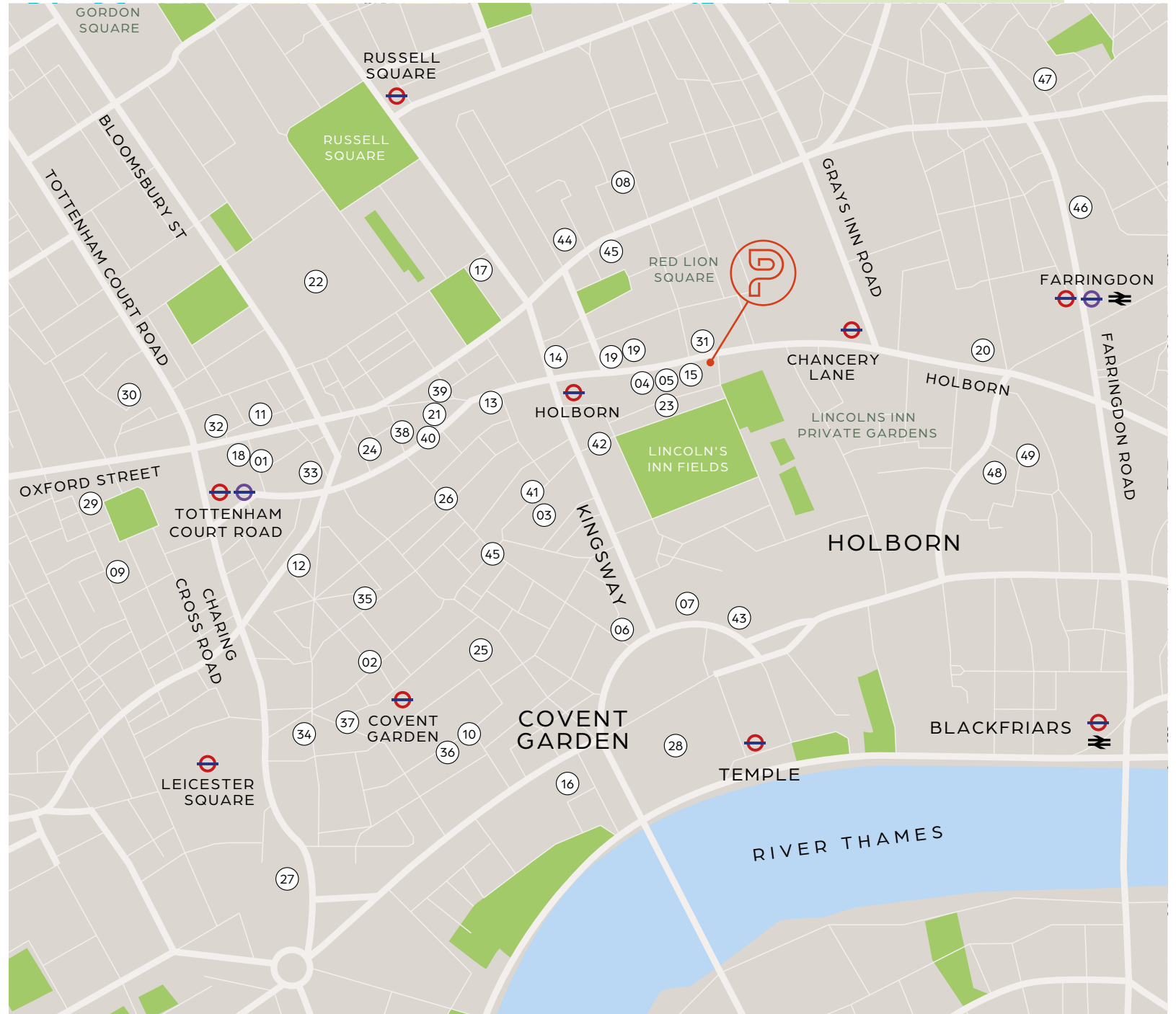
Tube:

- Kings Cross - 3 mins
- Blackfriars - 5 mins
- Liverpool Street - 6 mins
- London Bridge - 10 mins

Elizabeth line:

- Tottenham Ct Rd - 2 mins
- Paddington - 8 mins
- Canary Wharf - 9 mins
- Heathrow - 40 mins

Travel times estimated with Google Maps. Tube and train times based on a starting point of Holborn, Chancery Lane or Farringdon Station.











COMPREHENSIVELY REFURBISHED AND THOUGHTFULLY DESIGNED


The seventh floor is fully fitted and furnished, providing the ideal space for those wanting to get to work straight away. The floor has the following amenities:

- 


Newly refurbished
- 

Air conditioning
- 

Newly cabled with power and data cabling
- 

Offered furnished and ready to occupy
- 

Plug and play
- 

Generous breakout area
- 

3 x meeting rooms
- 

New LED lighting

Floor	sq. ft.	sq. m.
Seventh floor	2,725	253

How much it costs

	Per annum	Per. sq. ft.
Rent	£134,888	£49.50
Service charge	£17,713	£6.50
Business rates	£55,692	£20.44

Total occupational costs

Floor	Per annum	Per. sq. ft.
Seventh floor	£208,293	£76.44

SEVENTH FLOOR

2,725 sq. ft. (253 sq. m.)

Breakdown of facilities

- 24 x open plan positions (1400x800 bench)
- 1 x meeting room (10 persons)
- 2 x meeting room (4 persons)
- 1 x collaboration & greeting area
- 1 x touchdown area
- 1 x shower room
- 1 x teapoint & breakout area
- 1 x locker zone
- 1 x comms cupboard



Total headcount –
24 work positions (main layout)

SUITABLE FOR A VARIETY OF OCCUPIERS

The eighth floor is fully fitted and furnished, providing the ideal space for those wanting to get to work straight away. The floor has the following amenities:



Newly refurbished



Air conditioning



Newly cabled with power and data cabling



Offered furnished and ready to occupy



Plug and play



Generous breakout area



3 x meeting rooms



New LED lighting

Floor	sq. ft.	sq. m.
Eighth floor	2,790	259

How much it costs

	Per annum	Per. sq. ft.
Rent	£138,105	£49.50
Service charge	£18,135	£6.50
Business rates	£53,508	£19.18

Total occupational costs

Floor	Per annum	Per. sq. ft.
Eighth floor	£209,748	£75.18

EIGHTH FLOOR

2,790 sq. ft. – 259 sq. m.

Breakdown of facilities

- 34 x open plan positions (1400x800 bench)
- 1 x meeting room (10 persons)
- 2 x meeting room (4 persons)
- 1 x collaboration & greeting area
- 1 x touchdown area
- 1 x shower room
- 1 x teapoint area
- 1 x locker zone
- 1 x comms cupboard

Total headcount –
34 work positions (main layout)



To arrange an inspection or for further information, please contact:



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