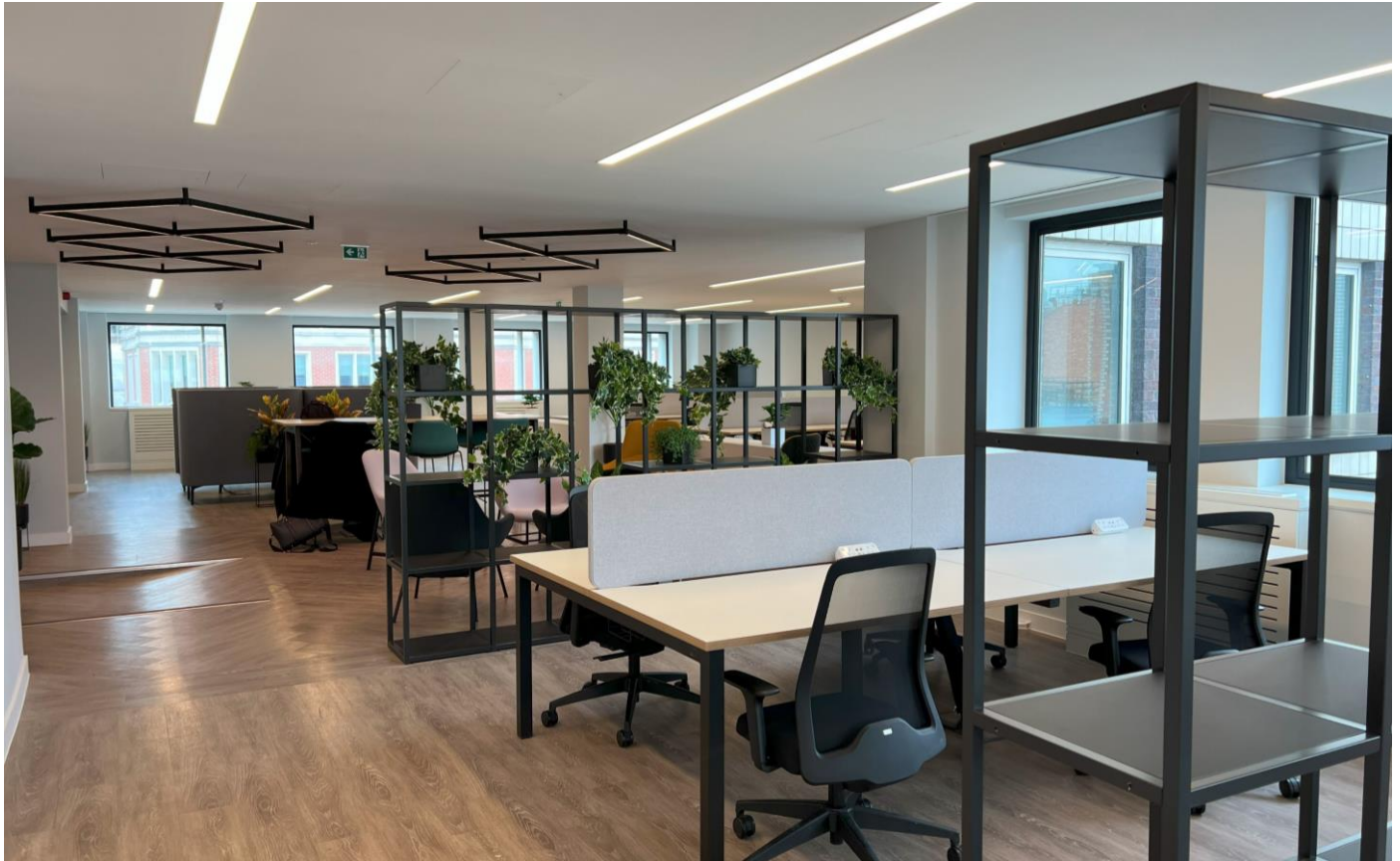


FULLY FITTED 5th FLOOR OFFICE TO LET | 2,650 sq ft



Location

The building is situated a short walking distance from Chancery Lane (central line), Holborn (piccadilly and central lines) and Farringdon (circle, hammersmith and city, metropolitan lines and crossrail) underground stations.

Napier House is well positioned on High Holborn, situated in the very heart of London with excellent connections to the City and West End. It sits adjacent to open space at Gray's Inn and Lincoln's Inn Fields

Description

The 5th floor is fully fitted and benefits from excellent natural light, LED lighting, a kitchenette and meeting room.

The building offers a new, refurbished reception and showers, along secure bike racks and a front of house commissionaire.

Floor Areas


Floor	sq ft	sq m
5 th Floor	2,650	246
TOTAL (approx.)	2,650	246

*Measurement in terms of *NIA

Holborn

Developed as a medieval suburb of the City, this area of central London makes the connection between the City and the West End. Holborn has been traditionally popular with the legal fraternity, although the area has recently attracted more diverse occupiers including Sainsbury's and Warner Brothers. The weekday market at Leather Lane has been in operation for 400 years, serving anyone from workers looking for a lunchtime feed to hipsters seeking a coffee shop hangout.

Ray Walker, Partner

 07747 777 144

Applicants are advised to make their own enquires in respect of all rates payable to local authorities and taxes. We recommend you see www.voa.gov.uk for further information. None of the systems or services in the property have been tested by us to check they are in working order. Interested parties may wish to make their own investigations. All other information provided is for guide purposes and cannot be relied upon.

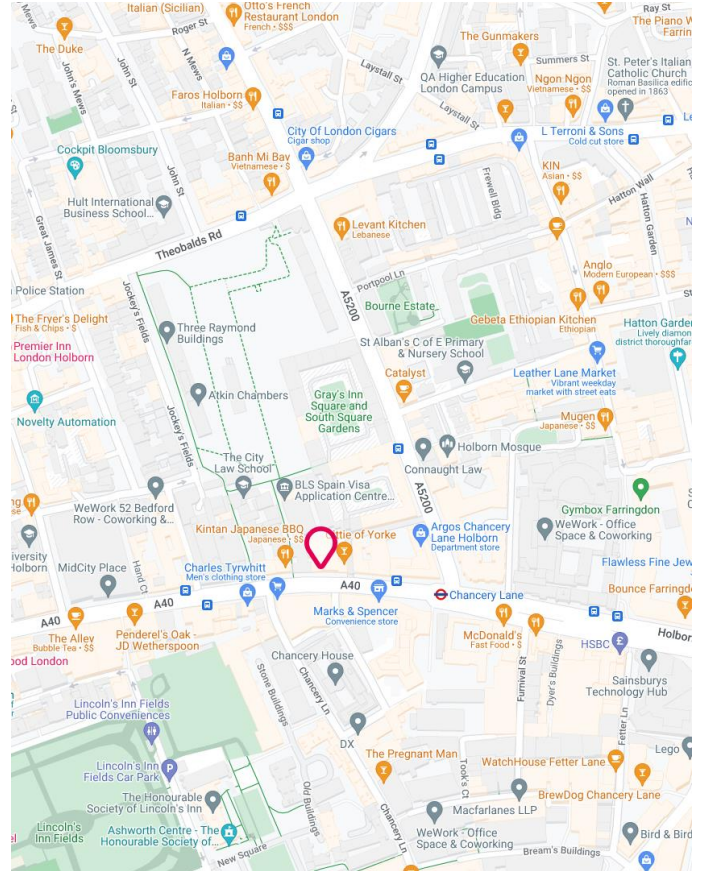
Subject to Contract April 2024

Napier House, 24 High Holborn

Holborn, London, WC1V 6AZ



5th FLOOR OFFICE TO LET | 2,650 sq ft



Terms

Tenure:	Leasehold
Lease:	An assignment or sublease of the existing 5-year lease from July 2022 to July 2027, with a break option in July 2025. Alternatively, a new lease is available direct from the Landlord.
Passing Rent:	£62.50 psf pax
Rates:	Estimated at £22.59 psf (2022/23)
Service Charge:	Approx. £20.00 psf

Amenities

- Fully fitted
- New reception
- New showers
- Secure bike racks
- Commissionaire
- LED lighting
- Kitchenette
- Excellent natural light
- Air conditioning

Ray Walker, Partner

- 📞 07747 777 144
- ✉️ rwalker@monmouthdean.com

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Subject to Contract April 2024