

Audrey House, 16-20 Ely Place

Holborn, London, EC1N 6SN



5th FLOOR OFFICE TO LET | 1,419 sq ft | PRIVATE TERRACE | NEW RECEPTION & FACILITIES | GRADE A REFURBISHMENT



Location

Ely Place is an attractive, historic, gated cul-de-sac similar in some respects to 10 Downing Street. It's situated directly to the north of Holborn Circus near Hatton Garden. Chancery Lane (Central line) and Farringdon (Cross Rail, Circle, Metropolitan, Hammersmith & City underground lines) stations are the closest, as well as City Thames Link on nearby Holborn Viaduct. There is private parking in the cul de sac and commissionaires from the Bishop of Ely, called "The Beagles" who provide extra security and cache.

Description

Audrey House is the largest and most prominent building on Ely Place, situated adjacent to the historic St. Etheldreda's Church. The building has an ornate period façade and has been extensively redeveloped and modernized behind to provide a large, modern, professional office building with commissionaire, new receptions, lifts, AC, WC's and showers. The part 5th floor office is being comprehensively refurbished with completion due May 2024. The building also has full building management on site with commissionaire and security.

Floor Areas

Floor	sq ft	sq m
5 th Floor (part)	1,419	131.8
TOTAL (approx.)	1,419	131.8

*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. There is an Annual Strawberry Fair in Ely Place and Audrey House was built on the medieval Strawberry Fields.

Jason Hanley, Partner

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Joint Agents: Susskind / Ingleby Trice

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.

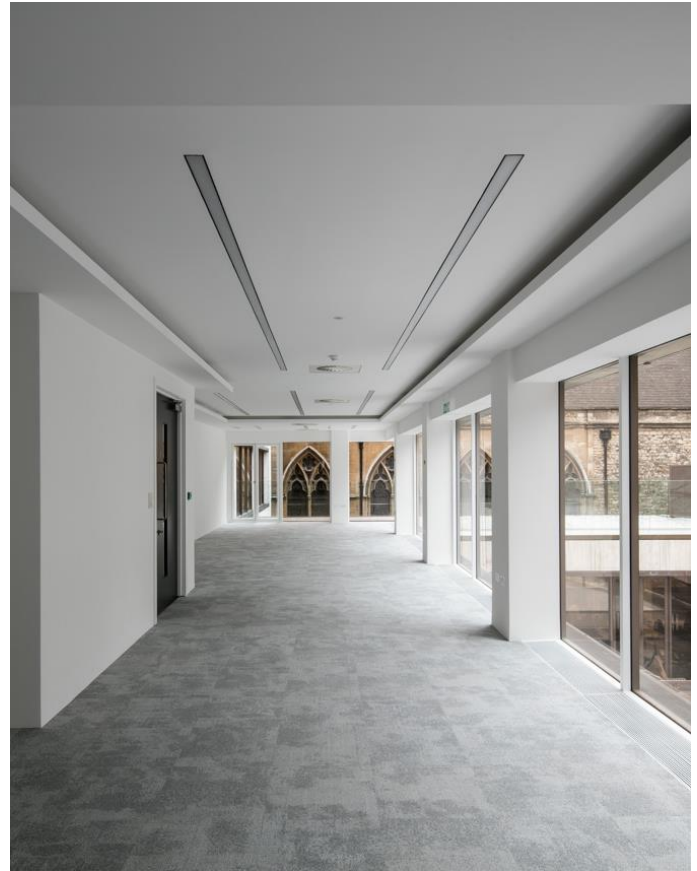
Subject to Contract April 2024

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PART 5TH FLOOR OFFICE TO LET | 1,419 sq ft



Office Pictures - Indicative images of a refurbished suite on a lower floor yet almost identical view and fenestration and finishes proposed.

Terms

Tenure:	Leasehold
Lease:	A new flexible FR&I lease direct from the Freeholder
Rent:	£65.00 psf
Rates:	Estimated £24.32 psf (2024)
Service Charge:	£16.16 psf approx.
Approx Cost (all inclusive ex VAT)	£11,236 pcm

Amenities

- New showers, bike storage, reception and lobby area
- Very stylish finishes and design
- Impressive atrium
- Commissionaire, building security and building manager
- Car parking available (by separate agreement) and bike spaces onsite
- New Lifts
- Air Conditioning

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