



Comprehensively
refurbished offices with
excellent wellbeing and
sustainability
credentials - available
fully fitted.

- Available Cat A or fitted
- Raised floors
- LED lighting
- High end commuter facilities
- BREEAM Very Good
- Elegant reception

262 High Holborn

London, WC1V 7EE

AVISON
YOUNG



Summary

| | |
|-----------------------|---|
| Available Size | 4,625 to 18,558 sq ft / 429.68 to 1,724.09 sq m |
| Rent | £69.50 per sq ft |
| Rates Payable | £30.43 per sq ft |
| Service Charge | £13.70 per sq ft |
| EPC | Upon enquiry |

Property Highlights

262 High Holborn provides comprehensively refurbished, contemporary and bright office space with excellent wellness and sustainability credentials. The 4th and 5th floors are delivered to a Category A specification whilst the 1st and 2nd floors are fully fitted and furnished.

Location

Prominently located on the south side of High Holborn, the building is located within easy walking distance of both Holborn and Chancery Lane Underground Stations, as well as just half a mile walk from the Tottenham Court Road and Farringdon Elizabeth Line stations.

Accommodation

The accommodation comprises the following areas:

| Name | sq ft | sq m | Availability |
|--------------|---------------|-----------------|--------------|
| 5th | 4,678 | 434.60 | Available |
| 4th | 4,625 | 429.68 | Available |
| 2nd - Fitted | 4,631 | 430.23 | Under Offer |
| 1st - Fitted | 4,624 | 429.58 | Under Offer |
| Total | 18,558 | 1,724.09 | |

Specification

Chilled beam air conditioning
LED lighting
Fully accessed raised floors
Three passenger lifts
40 bike racks
Five changing rooms with showers
Photovoltaic solar panels
Ground source heat pump

Terms

New lease from the landlord for a term by arrangement



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