



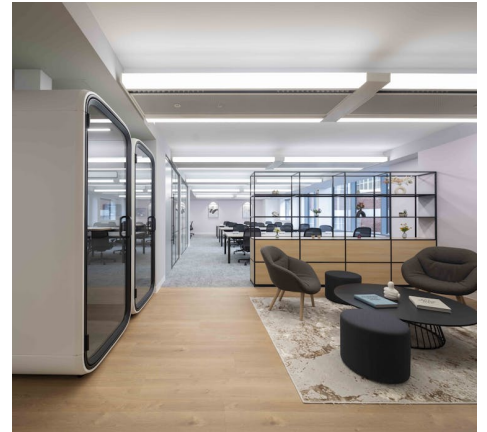
Comprehensively  
refurbished fitted office  
space with excellent  
wellbeing and  
sustainability credentials  
in Holborn

- Fitted and furnished
- Comprehensively refurbished
- Elegant manned reception
- LED lighting
- 40 bike racks and lockers
- 5 showers/changing rooms
- EPC B & BREEAM 'Very Good'
- Chilled beam air conditioning

# 262 High Holborn

London, WC1V 7EE

AVISON  
YOUNG



## Summary

<b>Available Size</b>	4,625 sq ft / 429.68 sq m
<b>Rent</b>	£75 per sq ft
<b>Rates Payable</b>	£30.43 per sq ft
<b>Service Charge</b>	£12.08 per sq ft
<b>EPC</b>	Upon enquiry

## Property Highlights

262 High Holborn provides comprehensively refurbished, contemporary and bright office space with excellent wellness and sustainability credentials. The 4th floor offers newly refurbished CAT A+ office space.

The buildings offers a modern, manned reception, with end of trip facilities including bike racks, showers and lockers.

## 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	Let
4th	4,625	429.68	Available
2nd - Fitted	4,631	430.23	Let
1st - Fitted	4,624	429.58	Let
<b>Total</b>	<b>18,558</b>	<b>1,724.09</b>	

## Specification

Chilled beam air conditioning  
LED lighting  
Fully accessed raised floors  
3 passenger lifts  
40 bike racks  
5 Showers / changing rooms  
Photovoltaic solar panels  
Ground source heat pump

## Terms

New lease from the landlord for a term by arrangement



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