# 120 HOLBORN
# LONDON
# EC1N 2TD

## FULLY FITTED AND FURNISHED OFFICE TO LET
## IN A MAJOR MIDTOWN BUILDING



## PART 4TH FLOOR WEST
## 11,863 SQ FT

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**LOCATION**

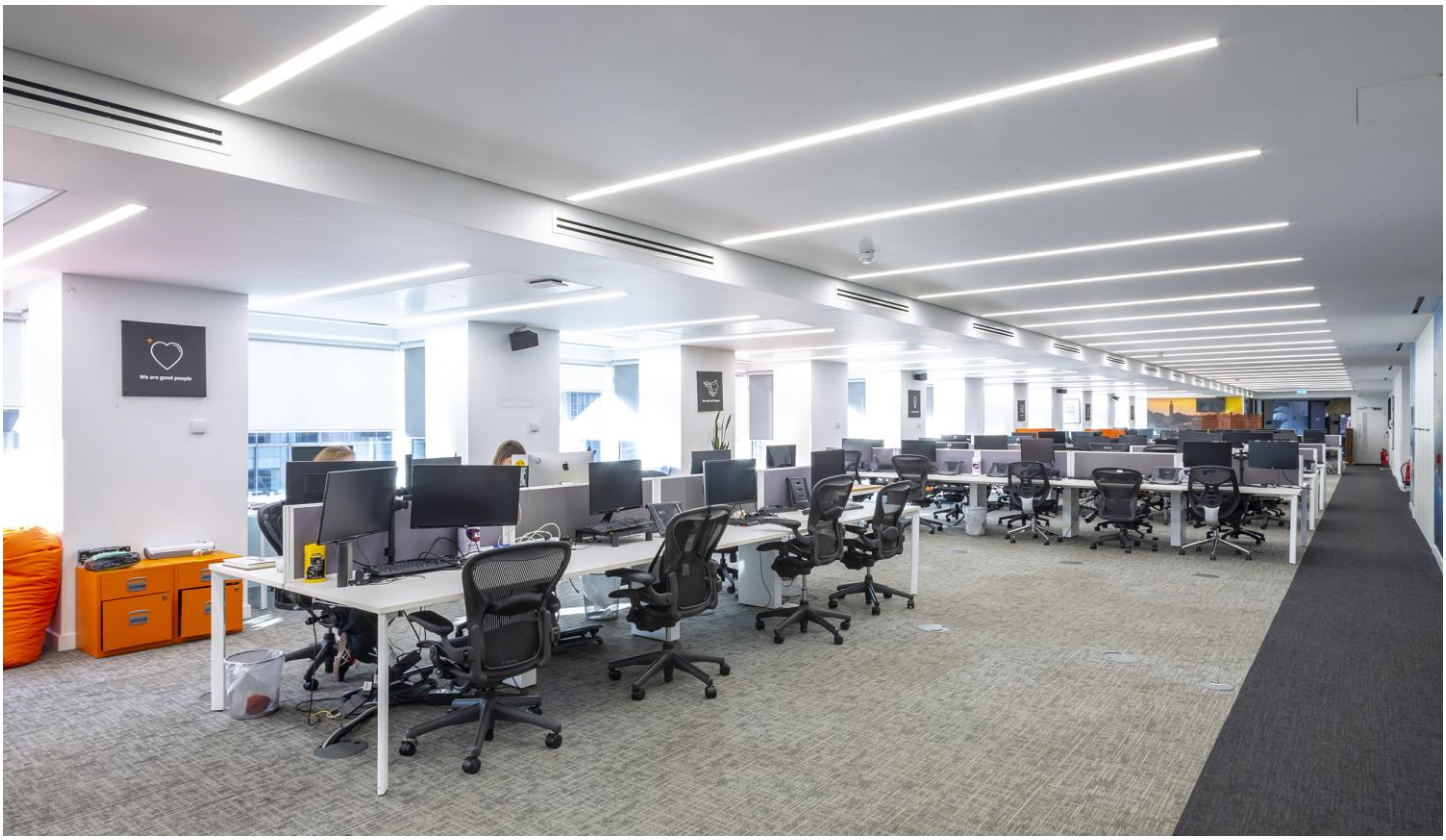
120 Holborn is situated on the north-west side of Holborn Circus, at the junction of Leather Lane, Holborn & Hatton Garden. The building is within a short walk from Chancery Lane Station (Central Line). Farringdon Station is also within a 5 minute walk, providing excellent transport links for the building (Thameslink, Circle, Hammersmith & City, Metropolitan Lines and the new Elizabeth Line.

**DESCRIPTION**

The building benefits from 24/7 security, cycle racks, showers and 24/7 and a commissionaire Monday – Friday, 9am – 6pm.

The part 4th floor is fully fitted and furnished benefitting from a large kitchen and breakout area, multiple fitted meeting rooms and large open plan working area with furniture in situ.

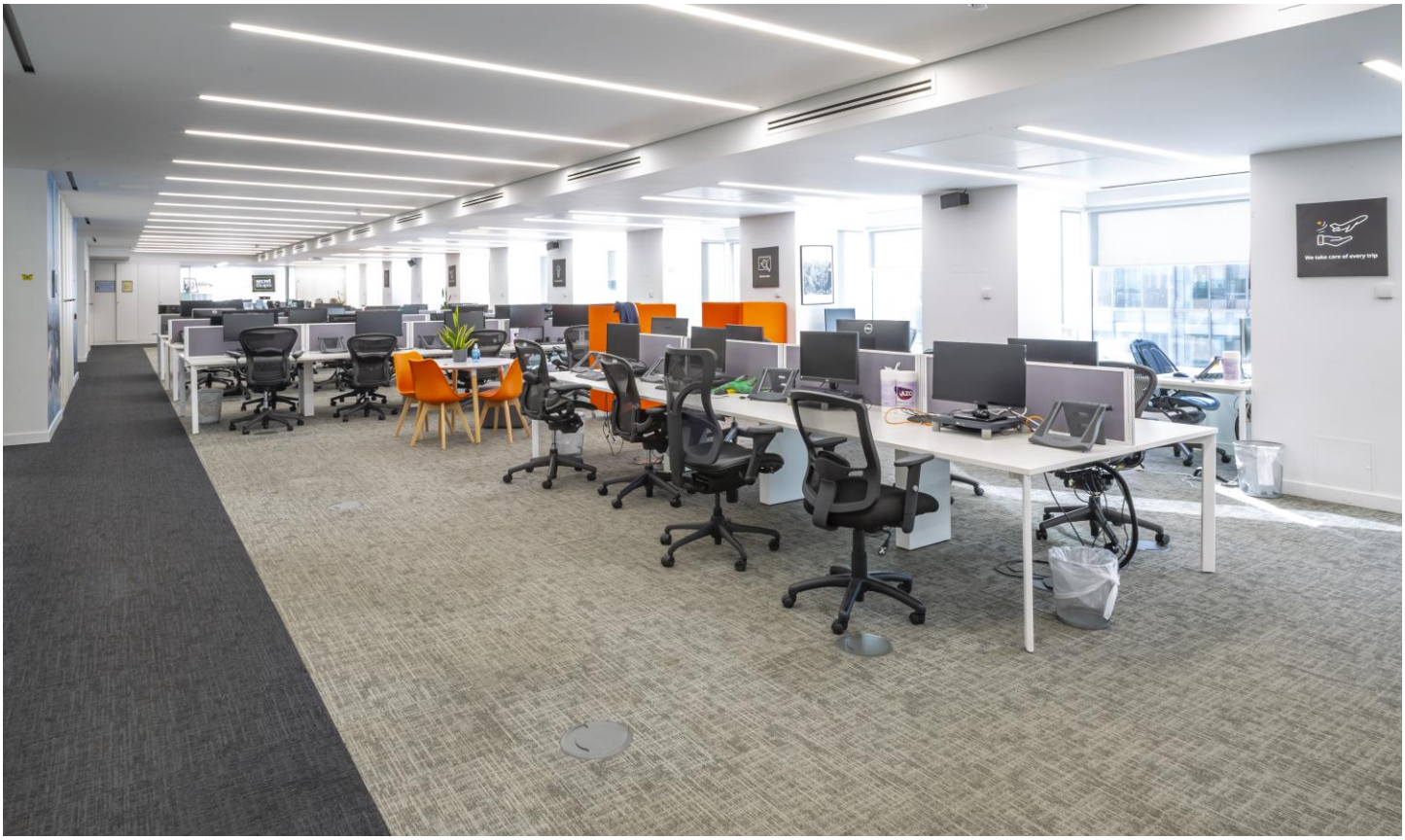
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**AMENITIES**

- Fully fitted and furnished
- Air Conditioning
- Bike Storage
- Commissionaire
- Passenger lifts
- Recessed LED Lighting
- Fully private and self-contained
- Communal Showers
- Excellent Natural Light

**ACCOMMODATION**

| Floor | Sq Ft |
|---|---|
| 4th West | 11,863 |

**TERMS**

A a sub-lease on part of the floor for a term to expire June 2026. A longer term is also available.

**QUOTING RENT**

£45.00 per sq ft exclusive of service charge and business rates.

**SERVICE CHARGE**

The service charge is running at circa. £15.00 per sq ft

**BUSINESS RATES**

£28.25 per sq.ft. (2022/2023) payable.
As is customary interested parties are advised to verify the accuracy of this information directly with the Valuation Office.

**POSSESSION**

Available Immediately.

**VIDEO TOUR**

https://vimeo.com/686391651

Viewings by arrangement through sole agents, Noble Harris:


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