

OFFICE TO LET

10 GREAT TURNSTILE ST, WC1V 7HH

3,644 Sqft.

DESCRIPTION

The two available floors provide column free space with excellent natural light and views over Lincoln's Inn Fields.

The office benefits from VRV air conditioning system, under floor trunking and a passenger lift.

SPECIFICATION AND AMENITIES

- Air conditioning
- WCs and shower
- Passenger lift
- Column free
- Underfloor trunking
- Currently being fitted to CAT A+

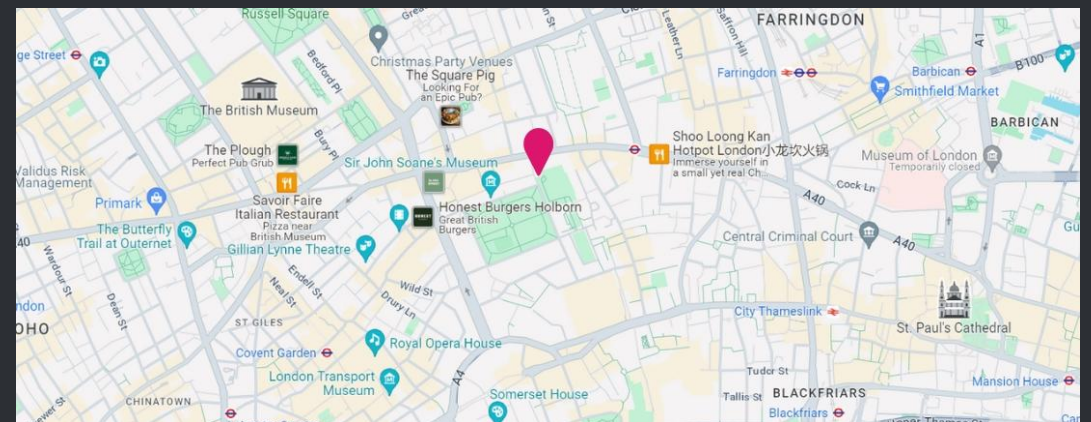
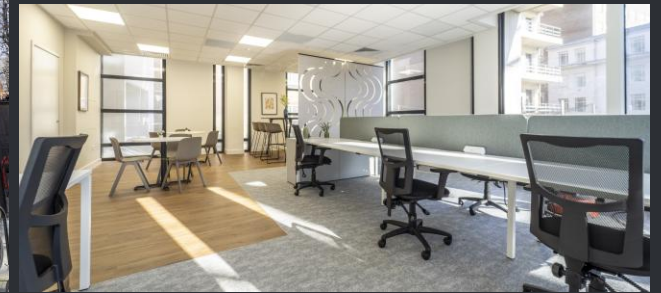
LOCATION

The property is prominently located on the north side of Lincoln's Inn Gardens and benefits from excellent public transport facilities, providing good access to all parts of central London.

Situated less than a 5 minutes' walk from Chancery Lane (Central line) and Holborn (Piccadilly and Central lines) underground stations, with Farringdon (Metropolitan, Circle, Hammersmith & City and Elizabeth lines) station within a 10-minute walk.

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.



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SCHEDULE OF AREAS

Floor	Sqft.	Sq. m,	Rent	Available
3 rd Floor	1,840	171	£49.50	Immediately
1 st Floor	1,804	168	£59.50	Immediately

LEASE OPTIONS

A new lease is available directly from the landlord.

FINANCIALS

Rent: From £49.50 per sqft.

Rates: Estimated £25.00 per sqft.

S/C: Approx. £7.00 per sqft.

VIEWINGS

Strictly by appointment through SHB

YOUR SHB CONTACTS



Simon Blair

CEO

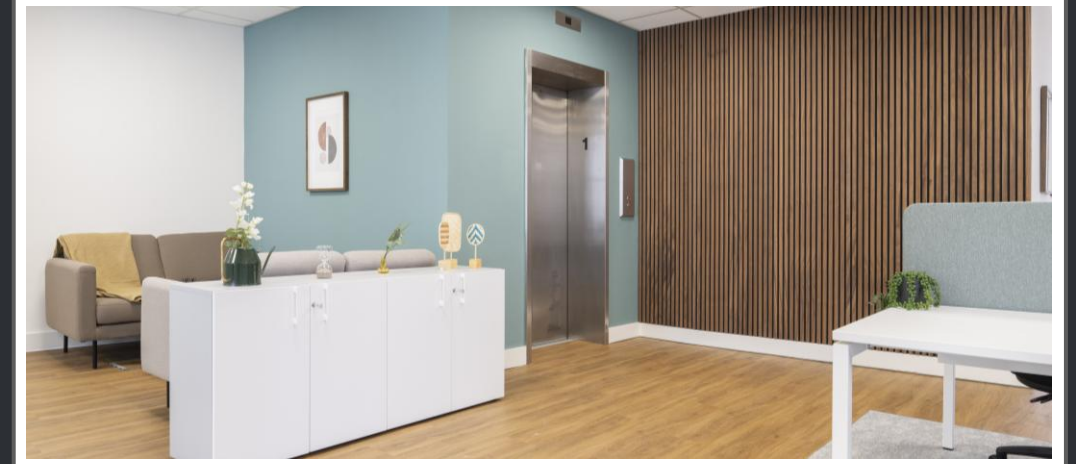
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