

## OFFICE TO LET

# 10 GREAT TURNSTILE ST, WC1V 7HH

1,719 Sqft.

### DESCRIPTION

The self-contained lower ground floor provides open plan space suitable for a number of alternative uses.

### 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.

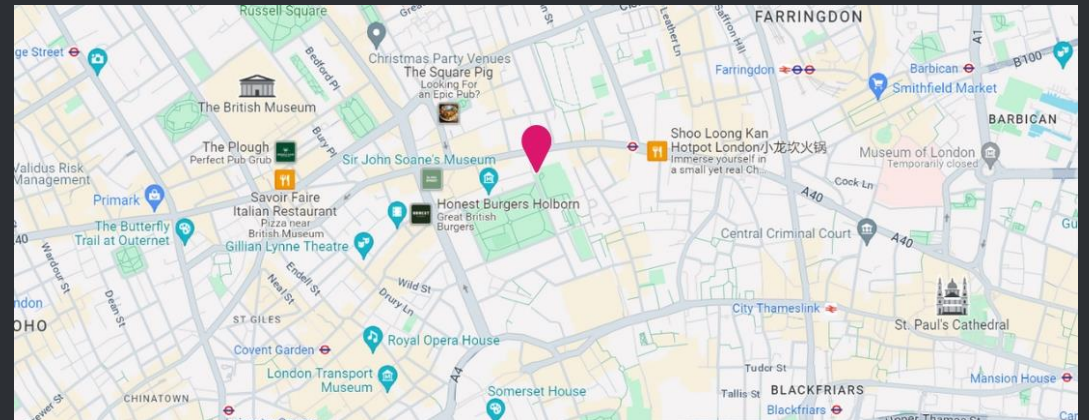
Situated less than a 5 minutes' walk from Chancery Lane (Central line) and Holborn (Piccadilly and Central lines) underground stations, with Farringdon (Metropolitan, Circle, Hammersmith & City and Elizabeth lines) station within a 10-minute walk.

### SPECIFICATION AND AMENITIES

- Air conditioning
- WCs and shower
- Passenger lift
- Wooden floors

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
Lower Ground	1,719	160	£35	Immediately

## LEASE OPTIONS

A new lease is available directly from the landlord.

## FINANCIALS

**Rent:** £35.00 p/Sqft.

**Rates:** Estimated £25.00 p/Sqft.

**S/C:** Approx. £7.00 p/Sqft.

## VIEWINGS

Strictly by appointment through SHB

## YOUR SHB CONTACTS



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