

120 HOLBORN, LONDON EC1

3,979 SQ FT



DESCRIPTION

120 Holborn is a landmark office building fronting Holborn Circus and Leather Lane in the heart of London's Midtown.

Situated on the Part 7th floor, this 'plug and play' suite is available immediately and benefits from excellent natural light with views towards St Paul's Cathedral.

LOCATION

120 Holborn has exceptional communication links. The building sits 100 meters west of Chancery Lane (Central Line), 300 meters from City Thameslink (serving Gatwick, Luton and Brighton) and 300 meters from Farringdon Station (Elizabeth Line, Thameslink, Circle, District, Hammersmith & City and Metropolitan lines).

SPECIFICATION

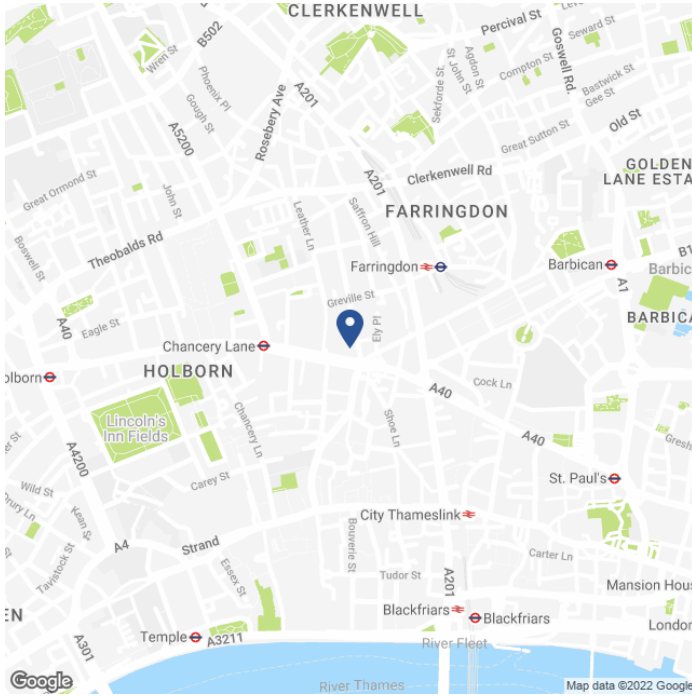
- Available fully fitted and furnished.
- 4 private offices, kitchen / break out, the remainder is in open plan.
- High speed fibre in situ.
- Views to St Paul's and the City.
- VAV air conditioning.
- Communal courtyard.
- 160 lockers, 160 bicycle spaces and 16 showers located in basement.
- Manned reception.
- 24 hour access.
- 4 x 20 person passenger lifts.

AVAILABLE ACCOMMODATION

FLOOR	SQ FT	SQ M
PART SEVENTH	3,979	370
TOTAL	3,979	370



MAP



FLOOR PLAN

Part Seventh



TENURE

Lease:	Available by way of sublease or an assignment for a term expiring 20th June 2026.
Guide Rent:	£67.50 per sq ft.
Rates Estimate:	£24.09 per sq ft.
Service Charge:	£TBC per sq ft.
VAT:	Elected.
EPC:	C75.

CONTACT

Tom Kemp
+44 (0)207 100 5555
tom@hk-london.com

Louis Jacobs
+44 (0)207 100 5555
louis@hk-london.com