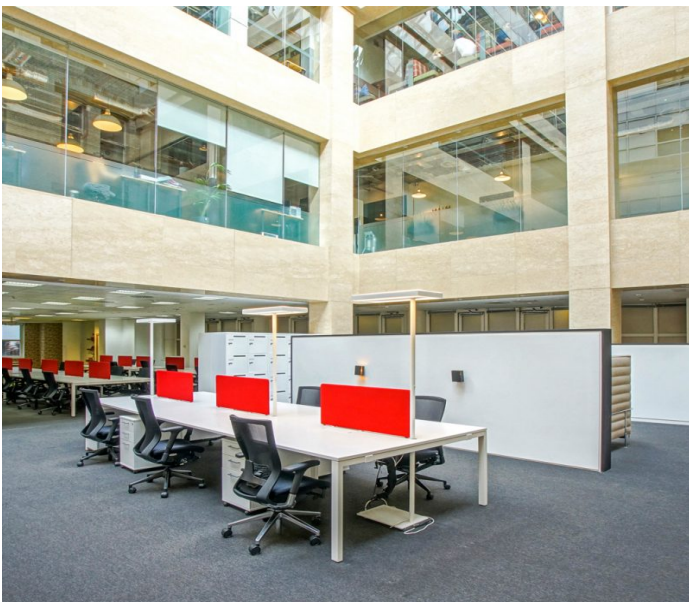


3 WATERHOUSE SQUARE, 138-142
HOLBORN, LONDON EC1

7,370 SQ FT



DESCRIPTION

Part of the historic Alfred Waterhouse Holborn Bars development, Waterhouse Square is a landmark building in Midtown with a red gothic façade.

Accessed from a central courtyard, the Part Ground floor provides a self-contained fully fitted office with reception, three large meeting rooms, two small meeting rooms, 46 workstations, kitchen/breakout area and several quiet booths.

LOCATION

3 Waterhouse Square is located in the heart of Midtown moments from Chancery Lane station (Central line). Farringdon station is a short walk away providing access to Circle, Metropolitan, Hammersmith & City, Thameslink and Elizabeth Line.

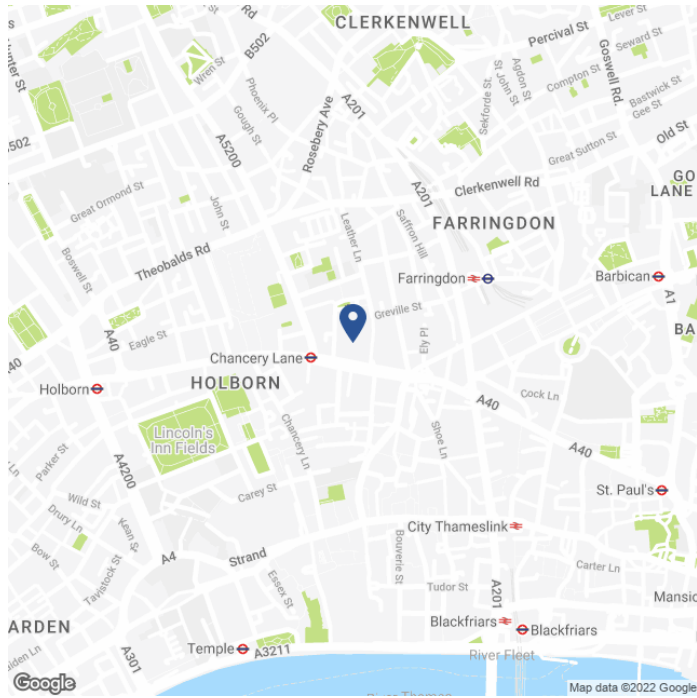
SPECIFICATION

- Self-contained [fully] fitted office.
- Reception area, multiple meeting rooms, call booths, 46 workstations, kitchen/breakout, comms.
- Air conditioning.
- Cycle parking.
- Car parking.
- Demised WC's and shower.

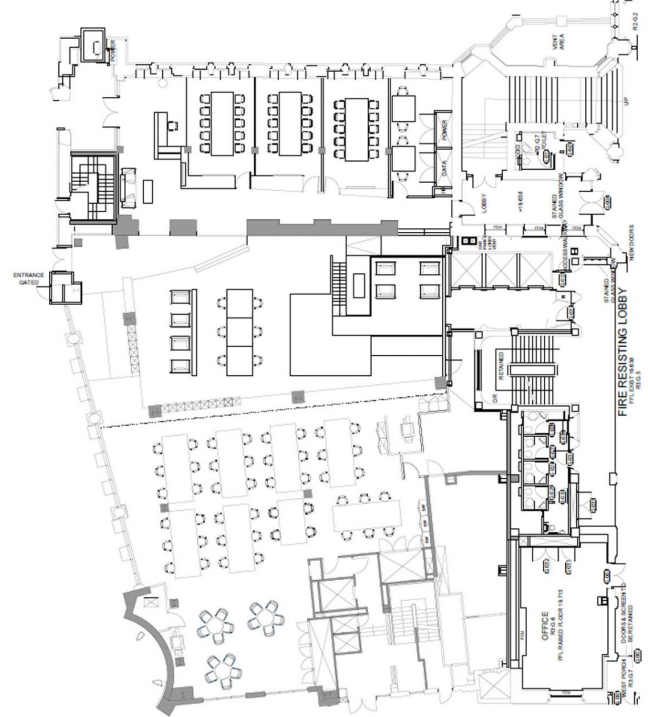
AVAILABLE ACCOMMODATION

FLOOR	SQ FT	SQ M
PART GROUND	7,370	685
TOTAL	7,370	685

MAP



FLOOR PLAN



TENURE

Lease:	Sublease to May 2025 or assignment to July 2027.
Rent Passing:	£33.03 per sq ft.
Rates Estimate:	£13.86 per sq ft.
Service Charge:	£13.73 per sq ft.
VAT:	Elected.
EPC:	TBC.

CONTACT

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