

**metru's**

**HOLBORN TOWER,  
137-144 HIGH HOLBORN**

**HOLBORN**

**OFFICES TO LET WITH EXCELLENT VIEWS**





70  
Kringles

HOLBORN TOWER

alexander hall

Foxtons

metru's



## SOMEWHERE TO EAT

Take a short walk to Arcade Food Hall, a high-end Food hall located in Centre Point housing multiple restaurants, cafés and bars offering a wide range of cuisines

## SOMEWHERE TO WALK AND RELAX

Stones throw from Lincoln's Inn Fields, the perfect spot to go for a walk, have lunch or even play some tennis

## SOMEWHERE TO TRAVEL

Minutes' walk from Tottenham Court Road Underground Station with access to the brand-new Elizabeth Line providing links to all of London

## SOMEWHERE TO DO SOMETHING DIFFERENT

Fancy a fun evening team-bonding, why not try the exciting Flight Club





## DRINKS

The Old Crown  
All Bar One  
The Ship Tavern  
The Plough  
Princess Louise  
Museum Tavern

## BEAUTY & WELLBEING

Beauty Box Nail Bar  
Vanity Nail & Beauty  
Ted's Grooming Room  
House of Keune by Bloom

## MEDICAL

Smilepod Holborn  
Malmin Dental  
Hodd Barnes & Dickins  
Opticians  
Specsavers  
UCH

## CULTURE

Shaftesbury Avenue  
Freemasons Hall  
Museum of Comedy  
Sir John Soane's Museum  
Gillian Lynne Theatre

## SHOPPING

Vintage Threads  
Urban Outfitters  
UniQlo  
Charles Tyrwhitt

## HOTELS

The Hoxton Holborn  
NYX Hotel London  
Rosewood London  
Middle Eight Hotel  
L'Osar London

## COFFEE

Black Shep Coffee  
Café Botanical  
Costa Coffee  
Blank Street Coffee  
Caffè Nero  
News & Coffee

## FOOD

Giotto Italian Restaurant  
Pizza Union  
Hoa Sen Vietnamese Street Food  
Honest Burger  
Holborn Dining Room  
Shoyu  
L'Oscar Restaurant  
Happy Lamb  
Abeno  
Viet Eat  
Nandos

**HOLBORN TOWER, 137-144 HIGH HOLBORN LONDON WC1**





## ACCOMMODATION

This landmark tower building has undergone a substantial refurbishment with spectacular views over central London. Following the refurbishment of all of the office floors, we can now offer Grade A space which includes VRF air conditioning, LED lighting and raised floors. The double height reception has been remodelled and will be manned 24hs a day. The basement includes plenty of car parking, new bike racks, showers and separate changing room facilities

The building is conveniently located in Holborn at the western end of High Holborn, close to its boundary with Covent Garden. The building is surrounded by a variety of shopping and entertainment facilities as well as being adjacent to various impressive schemes such as 10 Bloomsbury Way, 1 New Oxford Street and The Post Building. Transport links are good with Holborn (Piccadilly and Central lines) underground station within a short walk

## LEASE TERMS

A new flexible lease is available for a term by arrangement. The lease will be granted outside the Security of Tenure and Compensation Provisions provided by the Landlord & Tenant Act 1954 Part II, as amended

## TIMING

Available for immediate occupation

## EPC

EPC available upon request

## CONNECTIVITY

Holborn - 0.2mi  
Tottenham Court Road - 0.4mi  
Covent Garden - 0.5mi  
Chancery Lane - 0.5mi  
Russell Square - 0.6mi  
London Charing Cross - 0.9mi  
Farringdon - 0.9mi

## FEATURES

- Self-contained
- Refurbished double height reception area
- Stunning views across London
- VRF air conditioning
- Metal tile raised floor
- Bike storage, showers & changing rooms
- Demised WCs
- Recessed LED lighting
- Car parking by separate agreement

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## ACCOMMODATION SCHEDULE

Floor	Size (Sq Ft)	Size (Sq M)	Guiding Rent (Per Annum Exclusive)	Estimated Rates (PSF)	Service Charge (PSF)
9th	3,037	282	Upon Application	23.77	18.40
11th	1,071	100		tbc	18.40

- All sizes NIA (Net Internal Area)
- Interested parties should verify the rates payable with the relevant Local Authority

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## CONTACT

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