

**metruís**

# **STAPLE COURT 11 STAPLE INN**

**MIDTOWN**

**HIGH QUALITY REFURBISHED WORKSPACE TO LET**



metru's



STAPLE COURT 11 STAPLE INN LONDON WC1



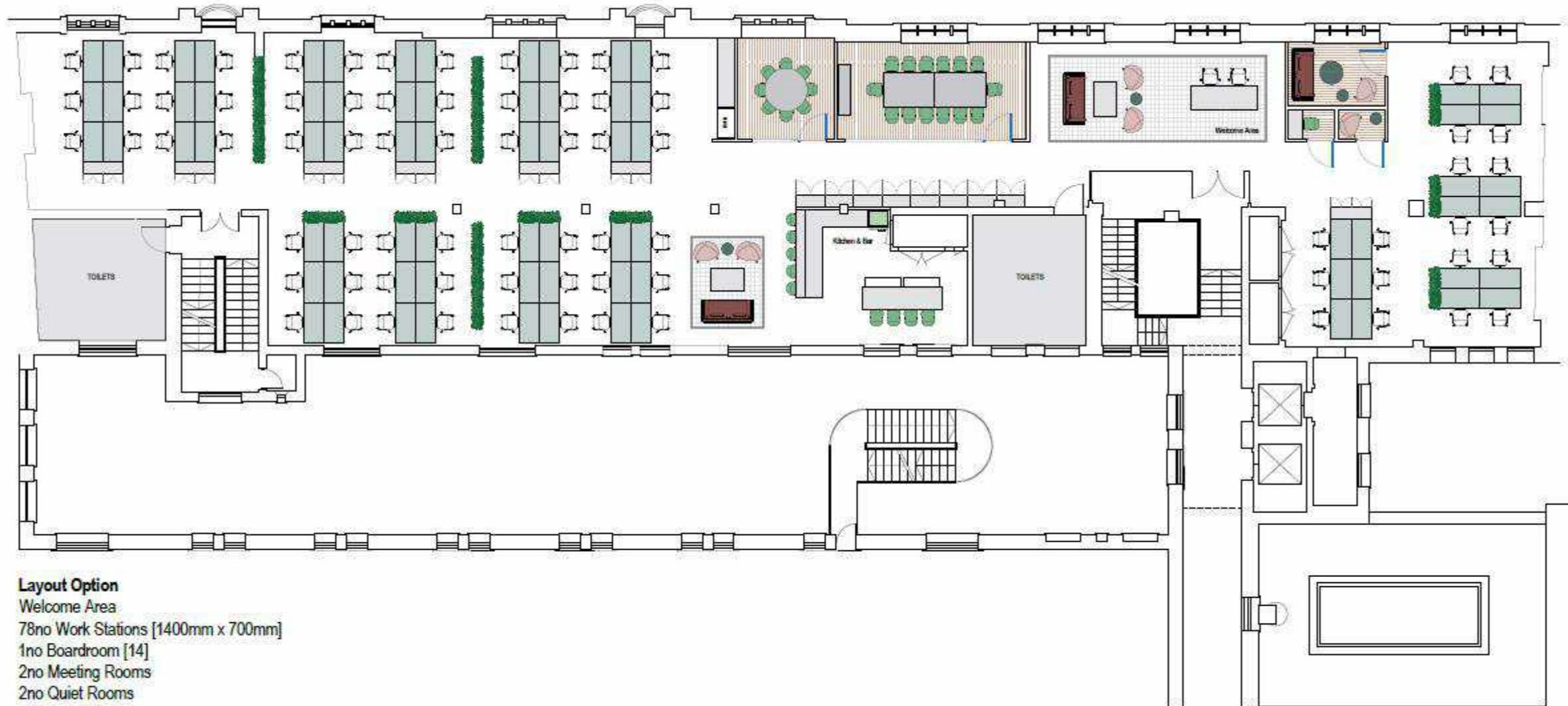












**Layout Option**

Welcome Area

78no Work Stations [1400mm x 700mm]

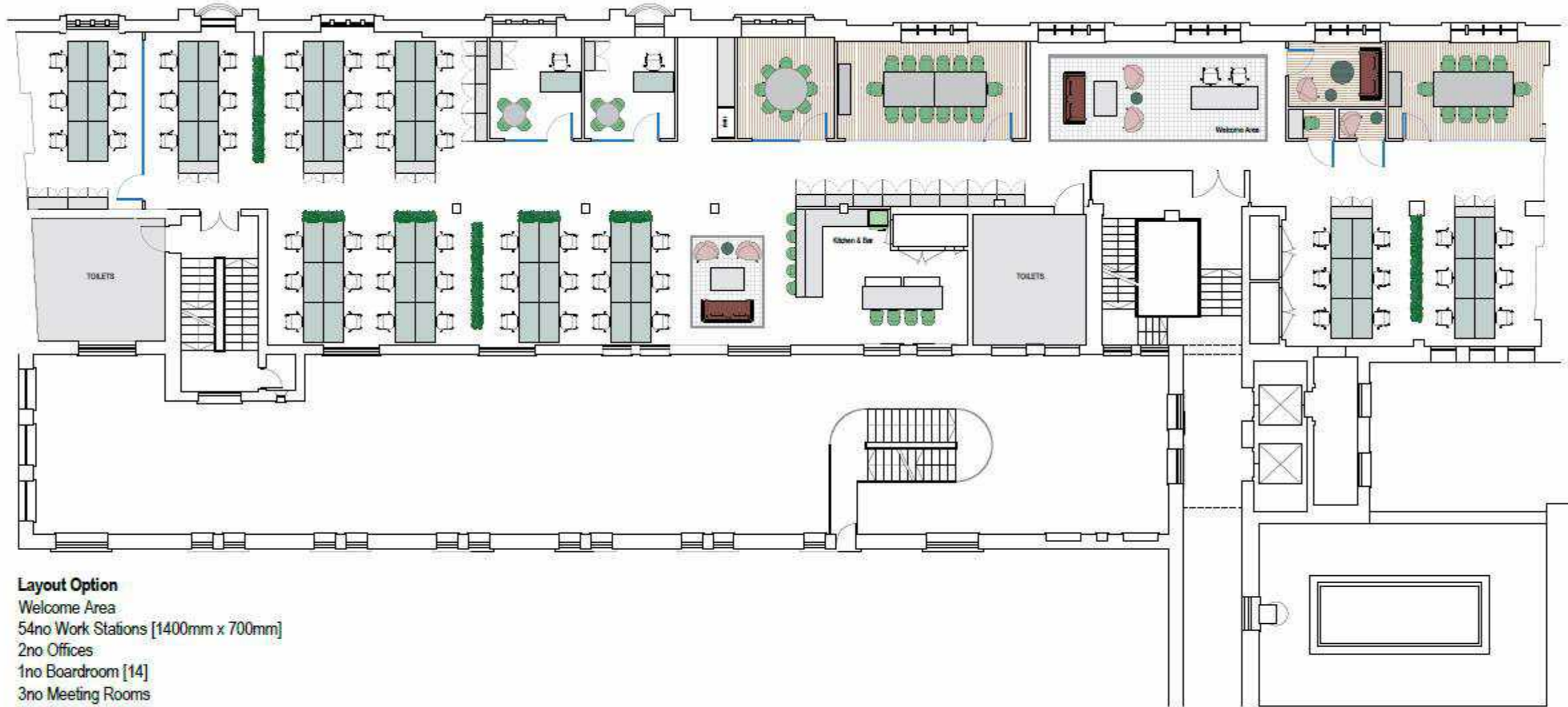
1no Boardroom [14]

2no Meeting Rooms

2no Quiet Rooms

Tea Point/ Kitchen

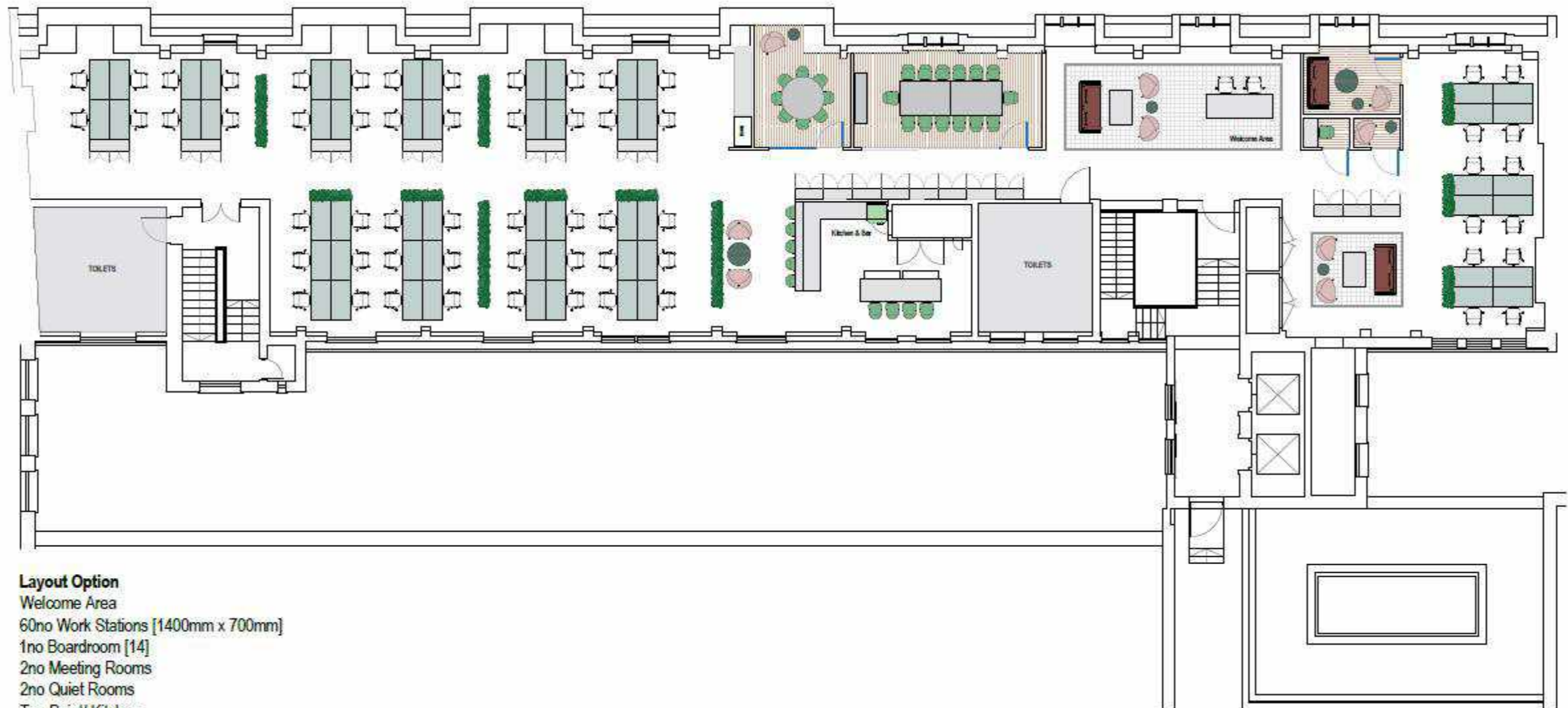
Printer/ Comms/ Services Area



**Layout Option**

- Welcome Area
- 54no Work Stations [1400mm x 700mm]
- 2no Offices
- 1no Boardroom [14]
- 3no Meeting Rooms
- 1no Team Room
- 2no Quiet Rooms
- Tea Point/ Kitchen
- Printer/ Comms/ Services Area





**Layout Option**

Welcome Area

60no Work Stations [1400mm x 700mm]

1no Boardroom [14]

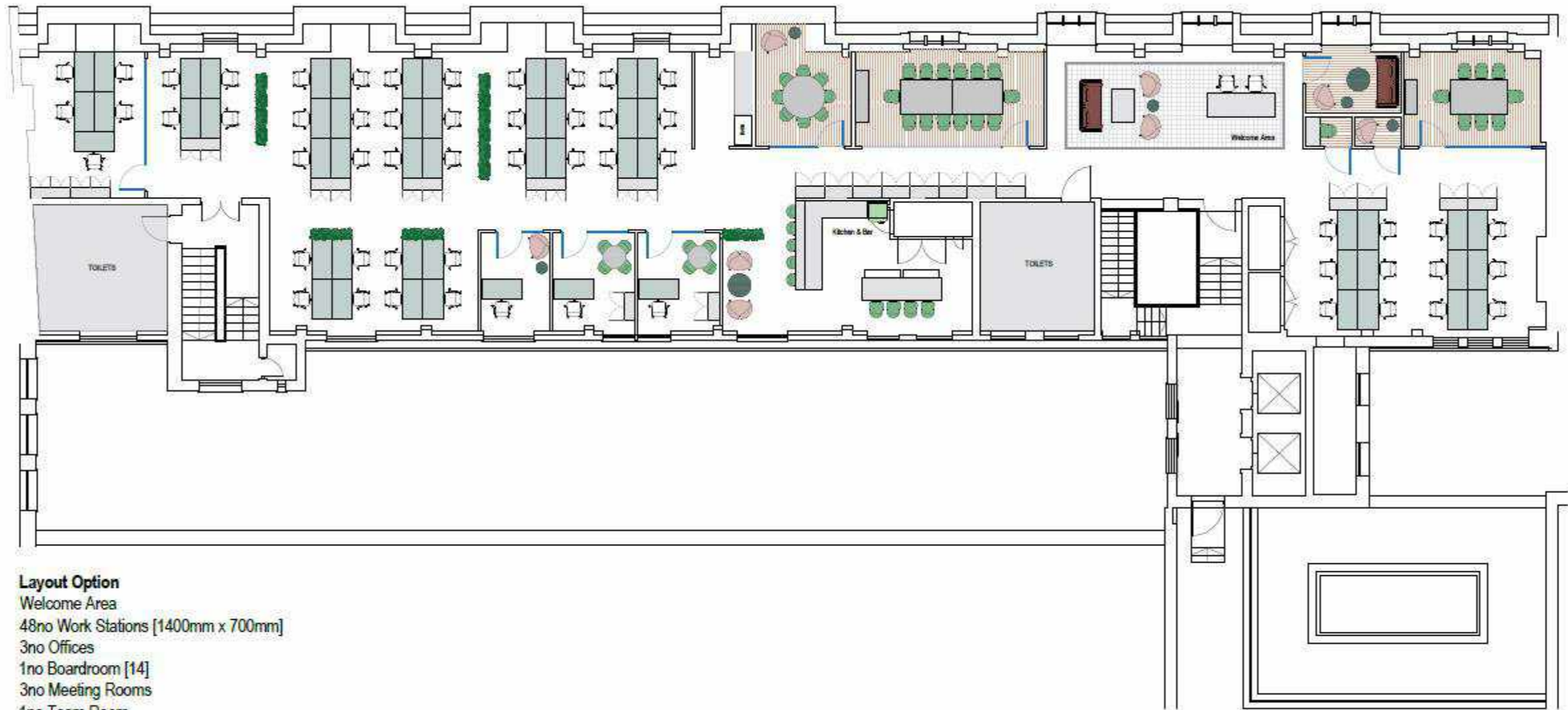
2no Meeting Rooms

2no Quiet Rooms

Tea Point/ Kitchen

Printer/ Comms/ Services Area





### Layout Option

- Welcome Area
- 48no Work Stations [1400mm x 700mm]
- 3no Offices
- 1no Boardroom [14]
- 3no Meeting Rooms
- 1no Team Room
- 2no Quiet Rooms
- Tea Point/ Kitchen
- Printer/ Comms/ Services Area



### SOMEWHERE TO EAT

Plenty of high end and affordable dining options ranging throughout the local area and Leather Lane market



### SOMEWHERE TO WALK AND RELAX

Sit back & relax outside your door in Staple Court or a short walk to Lincoln's Inn Fields with great relaxing views a perfect spot to enjoy lunch



### SOMEWHERE TO TRAVEL

Within short walking distance of Chancery Lane station, and proximity to The City



### SOMEWHERE TO DO SOMETHING DIFFERENT

Minutes' walk from London's iconic Hatton Garden and the City of London





## ACCOMMODATION

Staple Court comprises an attractive modern Grade II listed office property rebuilt in 2004 behind a new and part replica façade.

Internally, the premises provide impressive, high quality modern office accommodation accessed from a contemporary reception area with secondary access on Tooks Court.

Arranged as “L shaped” accommodation either side of a central core, each floor provides light and flexible accommodation suitable for single or multiple occupation

## FEATURES

- Impressive entrance hall
- Commissionaire
- Extensively refurbished
- WC's on all floors
- 2 x 12 person Kone passenger lifts
- Fire optic cabling
- DDA compliant

## LEASE TERMS

New flexible lease(s) available direct from the landlord for a term to be agreed

The 2nd floor front and entire 3rd floor are available in their entirety or alternatively on a floor-by-floor basis

## TIMING

Available for immediate occupation

## EPC

EPC available upon request

## CONNECTIVITY

Chancery Lane - 0.1mi

Holborn - 0.4mi

Farringdon - 0.6mi

Temple - 0.6mi

Blackfriars - 0.9mi



## ACCOMMODATION SCHEDULE

Floor	Size (Sq Ft)	Size (Sq M)	Guiding Rent (PSF)	Estimated Rates (PSF)	Estimated Service Charge (PSF)	Total (PSF)	Total Per Month Inclusive	Total Per Annum Inclusive	Availability
2nd Front	4,877	453	52.50	21.50	13.50	87.50	35,561.46	426,737.50	Available
Entire 3rd	4,734	440	52.50	22.50	13.50	88.50	34,913.25	418,959.00	Under Offer

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





## CONTACT

[www.metrus.co.uk](http://www.metrus.co.uk)

020 7079 3976

[agencygroup@metrus.co.uk](mailto:agencygroup@metrus.co.uk)

Colin Becker

020 7079 3994

[cb@metrus.co.uk](mailto:cb@metrus.co.uk)

Oliver Becker

020 7079 3974

[ob@metrus.co.uk](mailto:ob@metrus.co.uk)

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