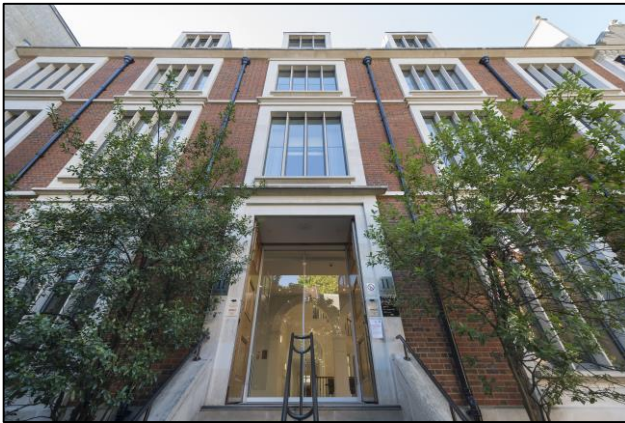


*New Instruction*

11 Staple Inn

London WC1



Newly Refurbished Office Suite  
1,369 sq ft (127.18 sq m) To Let

Location

11 Staple Inn forms part of the historic Staple Inn Estate, situated on High Holborn, immediately opposite the junction with Gray's Inn Road, and adjacent to Chancery Lane Underground Station.

020 7522 8500

## Description

This small office suite is accessed via the main entrance of 11 Staple Inn, benefitting from a commissionaire, two passenger lifts and an attractive staircase, leading onto a courtyard. The office suite is situated to the rear of the 2<sup>nd</sup> floor and benefits from the following amenities:

- Air cooling
- Raised floors
- Attractive entrance hall approached from Staple Inn
  - Two passenger lifts
  - Demised WC and shower
  - Redecorated and re-carpeted

## Term

The floor is available on a new sub-lease for a term expiring 24/03/2022.

## Rent

£52.50 per sq ft, exclusive of all outgoings plus VAT.

## Business Rates

The Business Rates are estimated at £20.00 per sq ft for the year 2017/2018.

## Service Charge

The Service Charge is approximately £16.50 per sq ft.

## EPC

D-98

## Legal Costs

Each party to be responsible for their own costs in relation to this transaction.

## Viewings

Strictly by appointment with the sole letting agent **MELLERSH & HARDING LLP**

Julian Leech  
020 7522 8525  
[jleech@mellersh.co.uk](mailto:jleech@mellersh.co.uk)

George Reynolds  
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