



Swan House, 37-39 High Holborn, London WC1V 6AA

TO LET

Plug & Play Office in Prime Midtown
building

**1,995 Sq Ft
(185 Sq M)**

DESCRIPTION

The 4th floor comprises of 1,995 sq ft of fully fitted office space. The office benefits from a contemporary fit out with open plan desks, meeting rooms with Crittall Windows and a kitchenette.

- ✓ Plug & Play office
- ✓ 2 x Breakout areas
- ✓ 22 x open plan workstations
- ✓ 1 x Private office
- ✓ 1 x 6 person meeting room

LOCATION

The property is located in a prominent corner position on the North side of High Holborn. The local area is well serviced by numerous shops, restaurants and bars. The property benefits from excellent transport links with Chancery Lane underground station (Central Line) situated just 100 metres to the east of the property and Holborn underground station (Central and Piccadilly L

ACCOMMODATION

Net Internal Areas	sq ft	sq m
4th floor	1,995	185
Total	1,995	185

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

LEGAL COSTS

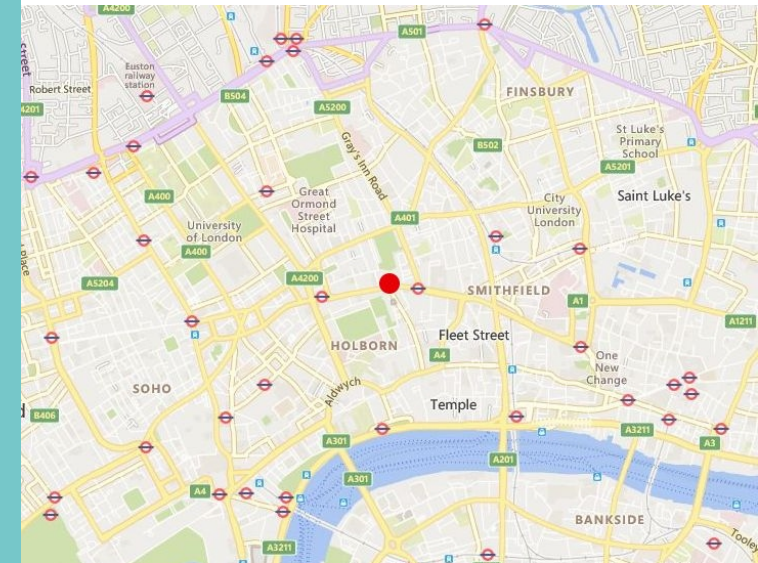
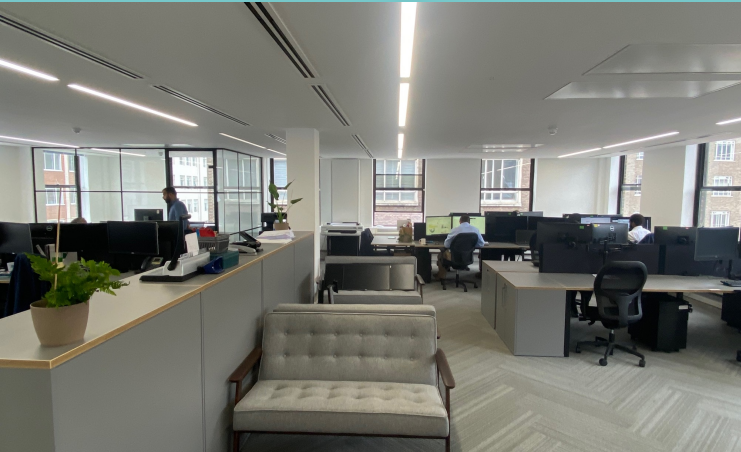
Each party to be responsible for their own legal costs incurred in any transaction.

BUSINESS RATES

For business rating information please visit the Valuation Office Agency website www.voa.gov.uk.

TERMS

Available by way of a Sub-lease until August 2027 with a tenant break option in 2024



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VIEWING & FURTHER INFORMATION

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