

**9,365 SQ.FT OF FITTED 'PLUG & PLAY' OFFICE SPACE ACCESSED OFF THE ATRIUM AT 1ST FLOOR LEVEL
AVAILABLE BEGINNING OF Q2 2019 ON A FLEXIBLE SUBLEASE**



Specification

Mix Of Open Plan Offices Space & Glazed Meeting Rooms/Offices
Comms Room, Power & Data Cabling in-situ
New Carpets (furniture may be available, by separate negotiation)
Suspended ceiling (c.2.85m Floor to ceiling height)
Full access raised floors
Air conditioning
Male and Female WCs
Showers
Bicycle storage
Stunning 5m glazed entrance hall
24 hour access and commissionaire



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0207 409 5477**

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Description

MidCity Place, designed by Kohn Pederson Fox, is widely considered to be a landmark building in the heart of Midtown. The property is ideally located from both an amenity and transport perspective, being a short distance from both Holborn and Chancery Lane Underground Stations, and a 20 minute walk from Farringdon and City Thameslink mainline railway stations.

The available space is at the front of the building on the first floor and is fitted out to a high standard (the photos opposite are indicative).

Accommodation

The premises comprises of the following approximate accommodation:

First floor 9,365 sq ft

Quoting Rent

£65.00 psf (incentives available subject to status)

Tenure

The subject premises available way of a co-terminus FRI Sublease expiring 28th September 2026, and subject to a rent review on 29th September 2021. A shorter term and break clauses may be considered.

EPC

The building has an EPC of C (75)

Service Charge

The services charge is currently running at approximately £10.70 psf.

Business Rates

The rates payable for 2018-2019 is approximately £26.31 psf.

Terms

Offers invited.

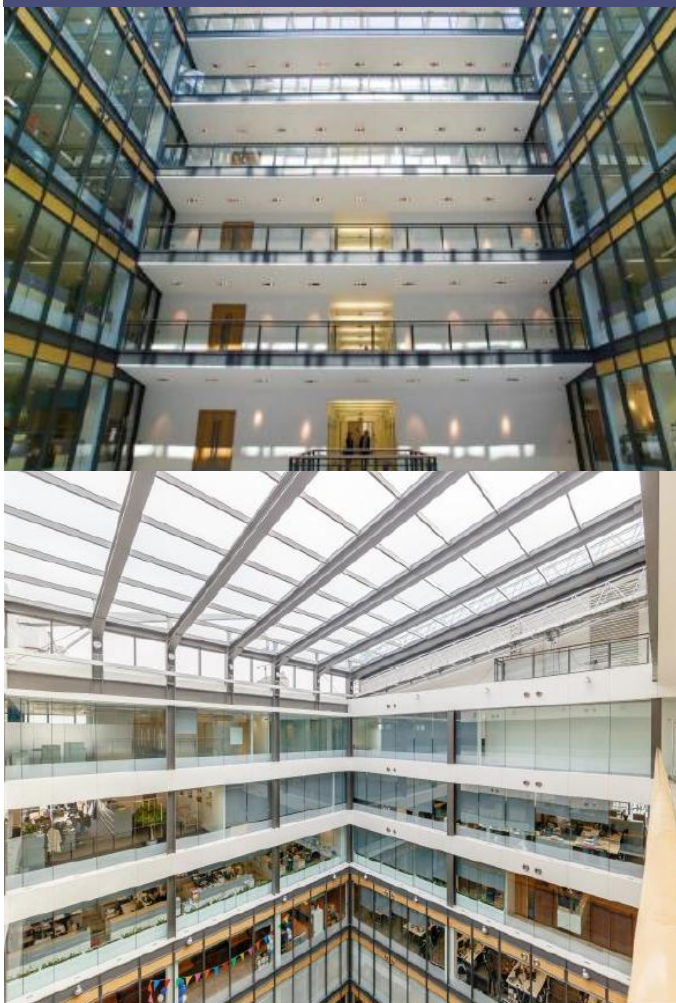
Legal Costs

Each party to bear their own legal costs in relation to this matter.



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Marchmont Chartered Surveyors Ltd believe these particulars to be correct. However, measurements are approximate and details are collected from external sources and cannot be guaranteed. Accordingly, neither Marchmont Chartered Surveyors Ltd nor the vendor whose agent they are can be liable in respect of any inaccuracy in these particulars or in any other information written or oral, supplied to the intending purchaser. The property described in these particulars are subject to availability and Subject to Contract.

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