

TO LET

18-19

**SOUTHAMPTON
PLACE**

WCI

OFFICE / DI BUILDING

**WITH THE BENEFIT OF
BI OR DI USE**

7,092 SQ. FT.

18-19 SOUTHAMPTON PLACE

LONDON, WC1

7,092 SQ. FT. (Approx.)
D1/B1 USE



LOCATION

The property is situated on the western side of Southampton Place and forms part of the Holborn Links Estate. The location benefits from excellent transport links, with Holborn Underground station a short walk from the property (Central and Piccadilly Lines). As well as the area being well served by an array of restaurants and shops, the building is just a short distance from both Bloomsbury and Covent Garden.

FLOOR	SQ. FT.
4th	334
3rd	1,216
1st	1,324
Ground	1,567
Lower Ground	1,306
TOTAL	7,092

ACCOMODATION

The property has recently been fully refurbished and provides a mixture of large classrooms / offices and open plan areas.

AMENITIES

- B1 / D1 Consent
- Newly Refurbished.
- Air Conditioning.
- 24 Hour Access.
- Passenger Lift.
- Bicycle Parking.
- Shower.
- Additional WC Blocks in Basement.

LEASE TERMS

A new Full Repairing and Insuring lease to expire on 18th March 2023.

RENT

£327,000 per annum exclusive.

JAMES ANDREW INTERNATIONAL

LEGAL COSTS

Each party is to be responsible for their own legal and other costs incurred in this transaction.

Viewing strictly by appointment through Sole Agents

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