

**WHITE DRUCE
& BROWN**

PROPERTY CONSULTANTS

Elliott House, 28a Devonshire Street, London W1G 6PS

**WESTGATE HOUSE,
5 – 12 HOLBORN,
LONDON, EC1N 2LL**

Self-Contained D1/F1/E Office Building

TO LET

20,000 sq.ft.

Great Terms Available



**Adaptable space for an occupier who wants to create their own
bespoke working environment.**

To discuss in more detail or make an appointment to view

Please Contact

Ian Franklin

020 7467 5997, 0777 5516 540

ianfranklin@whitedrucebrown.com

www.whitedrucebrown.com

020 7467 5997

Fax 020 7224 5212

Location Located on the corner of Holborn and Furnival Street, opposite Chancery Lane Underground Station.

Description A self-contained building arranged over ground (reception) and 5 upper floors.
Currently used as a Design College with a D1 consent. This former office building would easily convert back to offices providing an occupier with a great deal of flexibility to adapt and rearrange.

A change of use to office (E/B1) would be readily achievable.

<u>Accommodation</u>	Basement Stores	723 sq.ft.
	Ground Floor (Reception)	470 sq.ft.
	1 st Floor	4,399 sq.ft.
	2 nd Floor	5,048 sq.ft.
	3 rd Floor	3,365 sq.ft.
	4 th Floor	3,377 sq.ft.
	5 th Floor	<u>3,212 sq.ft.</u>
		20,594 sq.ft.

Terms

Lease New lease available directly from the landlord.

Rent £35 p.s.f. p.a.x. (Not VAT elected).

Rates RV - £640,000 – payable £17 p.s.f. approx.

Legal Costs Each party to bear their own legal costs.

Viewing Strictly by appointment.

