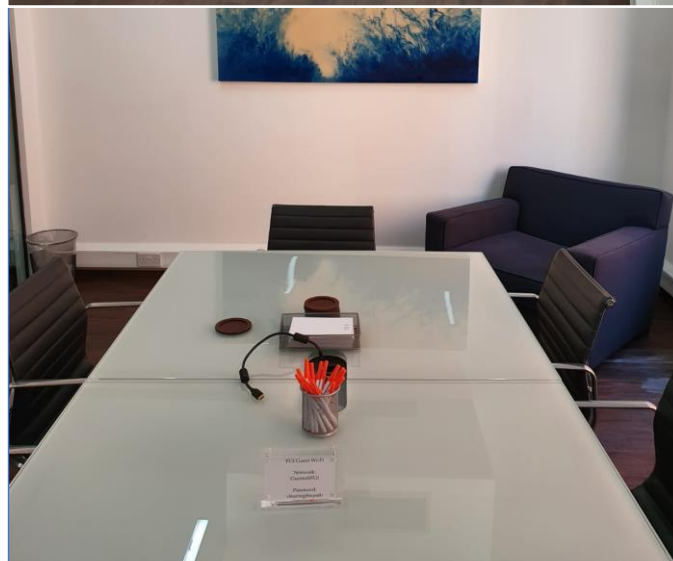




**15 Grape Street, Holborn
London WC2H 8DR**

3rd Floor Office Suite To Let - **796 sq. ft**
New E Class



Location

The property is a historic office building situated in a Conservation Area on Grape Street in a prime position between the West End and The City, linking Shaftesbury Avenue with High Holborn. The property lies directly behind Shaftesbury Theatre and benefits from excellent access to London's major tourist locations including Covent Garden, New Oxford Street, Tottenham Court Road and The Strand. Numerous underground stations are all within walking distance.

New Oxford Street is 0.1 miles from the premises, Tottenham Court Road is just 0.2 miles, Covent Garden is 0.4 miles away and The Strand is 0.6 miles away.

The local underground stations are: Tottenham Court Road (Central and Northern Lines), Holborn (Central and Piccadilly Lines) and Covent Garden (Piccadilly Line). The closest airports: City Airport, Gatwick International Airport and Heathrow International Airport.

Nearby landmarks include Shaftesbury Theatre, Central St Giles and The British Museum. The surrounding area has recently been revitalised so the local bars and restaurants now include The London Cocktail Club, the Smoking Goat, Ping Pong, Grind, Kimchee and Byron. The excellent retail amenities of Seven Dials and Covent Garden are on the doorstep as well as Aveda Spa, Oasis gym, Hoxton and Covent Garden hotels.



Description

The building benefits from:

- Comprehensive refurbishment
- Superb floor to ceiling heights
- Exposed air-conditioning
- Video phone entry system
- Exposed brick
- Exposed services for kitchen (capped off)
- New LED strip lighting
- New glass passenger lift
- Perimeter trucking
- Shower facilities
- Timber double glazed sash windows
- EPC rating – D

Use

New E Class

Rent

£50 per sq. ft

Service Charge

Upon request

Business Rates

All interested parties are advised to make their own enquiries directly with London Borough of Camden

Professional Costs

Each party to pay their own legal costs in this transaction

For further information or to arrange a viewing please contact:

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