

14,822 SQ.FT OF FITTED 'PLUG & PLAY' OFFICE SPACE ACCESSED OFF THE ATRIUM AT 3RD FLOOR LEVEL
ASSIGNMENT OF EXISTING LEASE EXPIRING 25/09/2026 (INSIDE THE "ACT") – PASSING RENT £63.68 PSF.
AVAILABLE IMMEDIATELY



Specification

Contemporary open plan office space providing:

- 147 permanent desks and 2 hot desking areas (12 desks)
- 3 refreshment/breakout zones
- 23 glazed executive offices and rooms including an impressive boardroom and 4 fully equipped meeting rooms
- Full access raised flooring and suspended ceiling (ca. 2.85m floor to ceiling height)
- Power and data cabling throughout
- New carpets and decoration
- Air conditioning
- Male and female WCs & showers
- Bicycle storage
- Stunning 5m glazed entrance hall
- 24-hour access and commissionaire



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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 on the eastern side of the building on the third floor and has recently been fitted out to a high standard. (Furniture available subject to separate agreement)

Accommodation

The premises comprise of the following approximate accommodation:

Third floor: 14,822 sq.ft

Passing Rent

£943,875.00 pax (£63.68 psf.) subject to a rent review on 4th April 2024.

Tenure

The property is available by way of an Assignment of an FRI lease expiring 25th September 2026 (inside the "Act").

EPC

The building has an EPC of C (75)

Service Charge

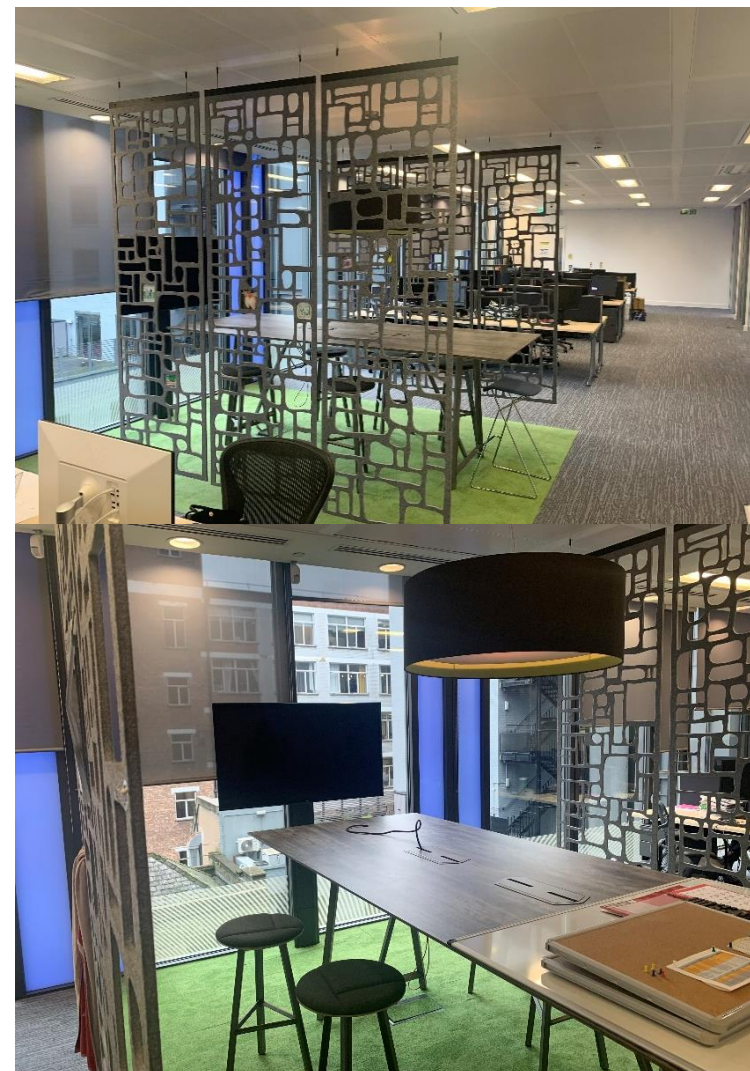
The service charge is currently running at approximately £10.70 psf.

Business Rates

The rates payable for 2020-2021 is approximately £28.36 psf.

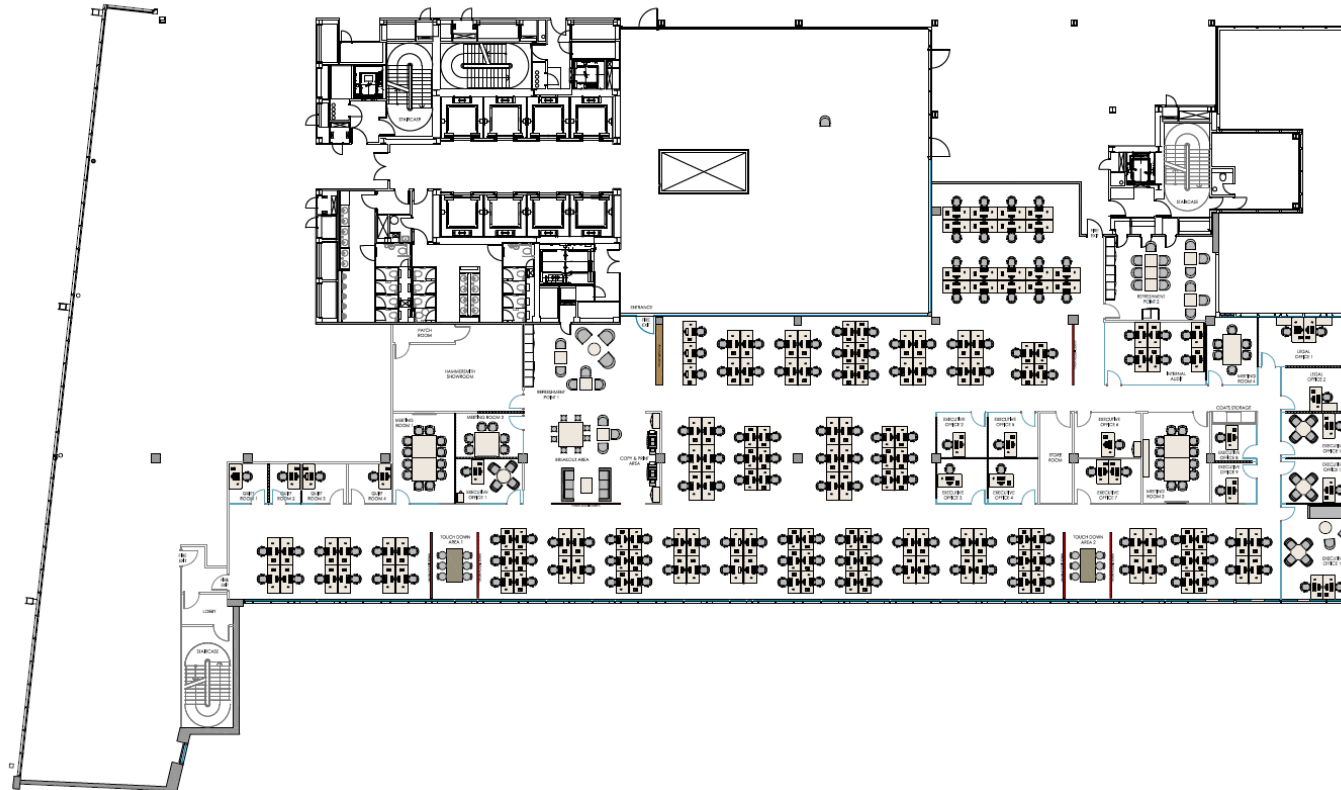
Terms

Offers invited.



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