

iNGLEBY TRICE.

Audrey House, 16-20 Ely Place,
London, EC1

Comprehensively refurbished Grade A, offices (all with terraces) in a prestigious building in Farringdon









Details

Audrey House is a prestigious building providing high-quality offices set within a private cul-de-sac. It has undergone a comprehensive refurbishment and provides Grade A Offices, designed to a CAT A specification with private outdoor terraces (5th floor includes two terraces). The available units can be let together or on a floor-by-floor basis.

Perfectly located, with the eclectic buzz of Farringdon and all its charm, whilst also being conveniently positioned on the boundary of The City & Midtown.

Audrey House is ideally located just a short walk away from the following Underground Stations: Farringdon (5 minutes – Metropolitan, Hammersmith & City and Circle lines), Chancery Lane (5 minutes – Central line), Barbican (11 minutes – Circle, Hammersmith & City and Metropolitan lines) and Holborn (14 minutes – Central & Piccadilly lines).

Specification

-  All floors have private terraces (5th floor has two)
-  Secure cycling storage / showers
-  Private outdoor amenity spaces
-  Newly refurbished atrium
-  Raised floors
-  LED strip lighting
-  Manned reception
-  New air conditioning systems

Availability

TIMING	FLOOR	SIZE (SQ FT)	FIT OUT DESCRIPTION	FULLY MANAGED PRICING (MONTHLY)	TOTAL COST PER SQ. FT PA	MINIMUM TERM AVAILABLE	STATUS
Now	5th West	1,419	20 Desks 1 Meeting rooms	£16,000.00	£135.00	2 years	Available
Now	Mezz	1,234	16 Desks 1 Meeting rooms	£13,000.00	£126.00	2 years	Available
Now	Lower Ground	6,067	56 Desks 4 Meeting rooms	£58,500.00	£116.00	2 years	Available
Now	Garden Floor	2,713	30 Desks 2 Meeting rooms	£24,000.00	£106.00	2 years	Available

Fully Managed Pricing Includes:

CORE COSTS



- Rent
- Business rates payable (current year)
- Service charge (current year's budget)
- Building insurance (current year's premium)

ADDITIONAL OPERATING COSTS & 3RD PARTY MANAGEMENT *



- 3rd party management agreement set up to suit occupier's needs
- Tea & coffee
- Waste disposal
- Invoice management
- Dedicated account manager
- Single monthly payment
- Cleaning
- Fibre Internet
- Utilities
- HVAC maintenance
- Fire safety
- IT infrastructure & network support

Subject to contract.

All prices and rents quoted are net of VAT.

Additional services available upon request

Non managed (conventional) costs available upon request

April 9, 2024









Floor Plan

Floor: **5th West Floor**

Size (NIA) : **1,419 Sq Ft**

Desks: **20**

Meeting Rooms: **1**

Floor plan not to scale.



Floor Plan

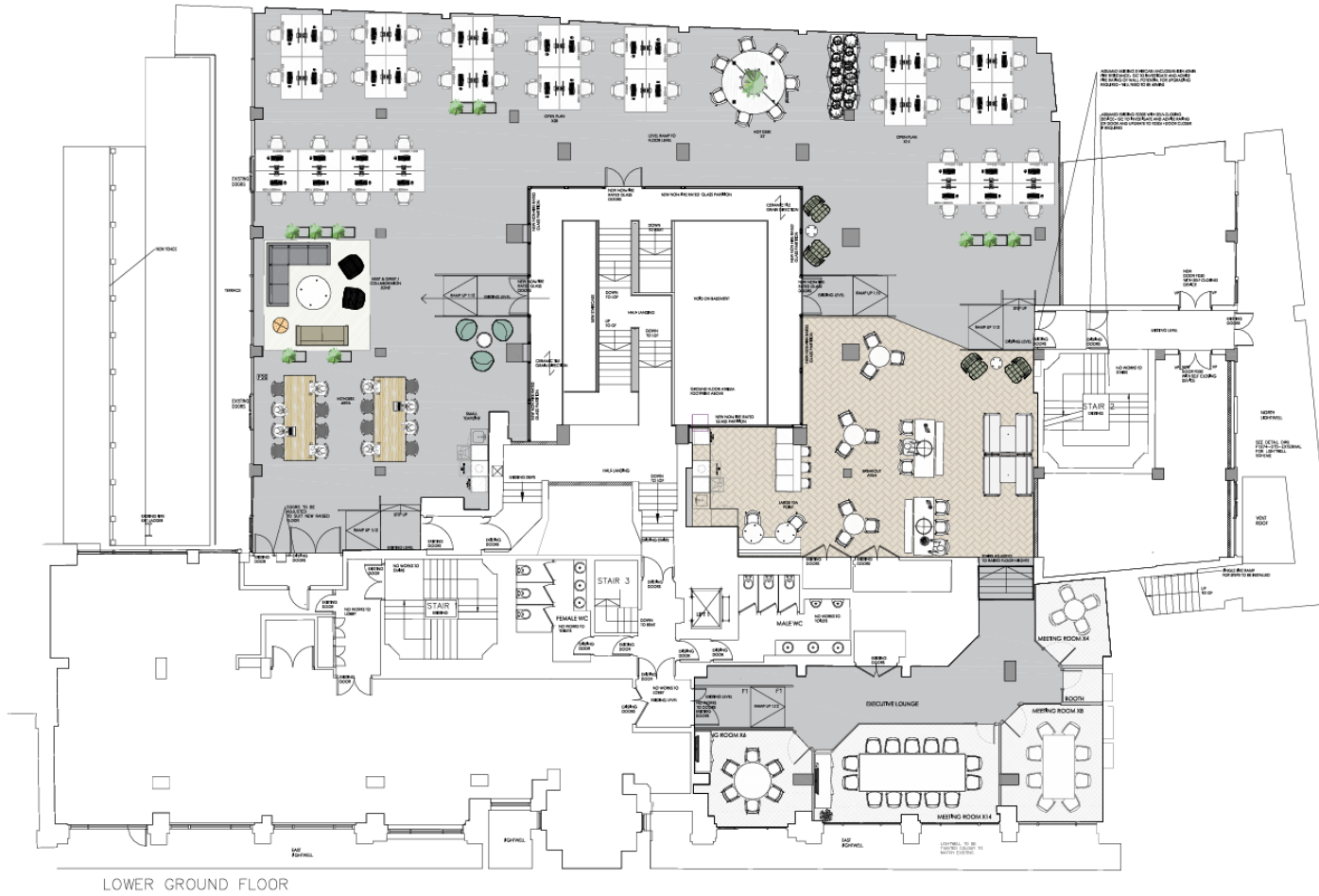
Floor: **Mezz Floor**

Size (NIA) : **1,234 Sq Ft**

Desks: **16**

Meeting Rooms: **1**

Floor plan not to scale.



LOWER GROUND FLOOR

Floor Plan

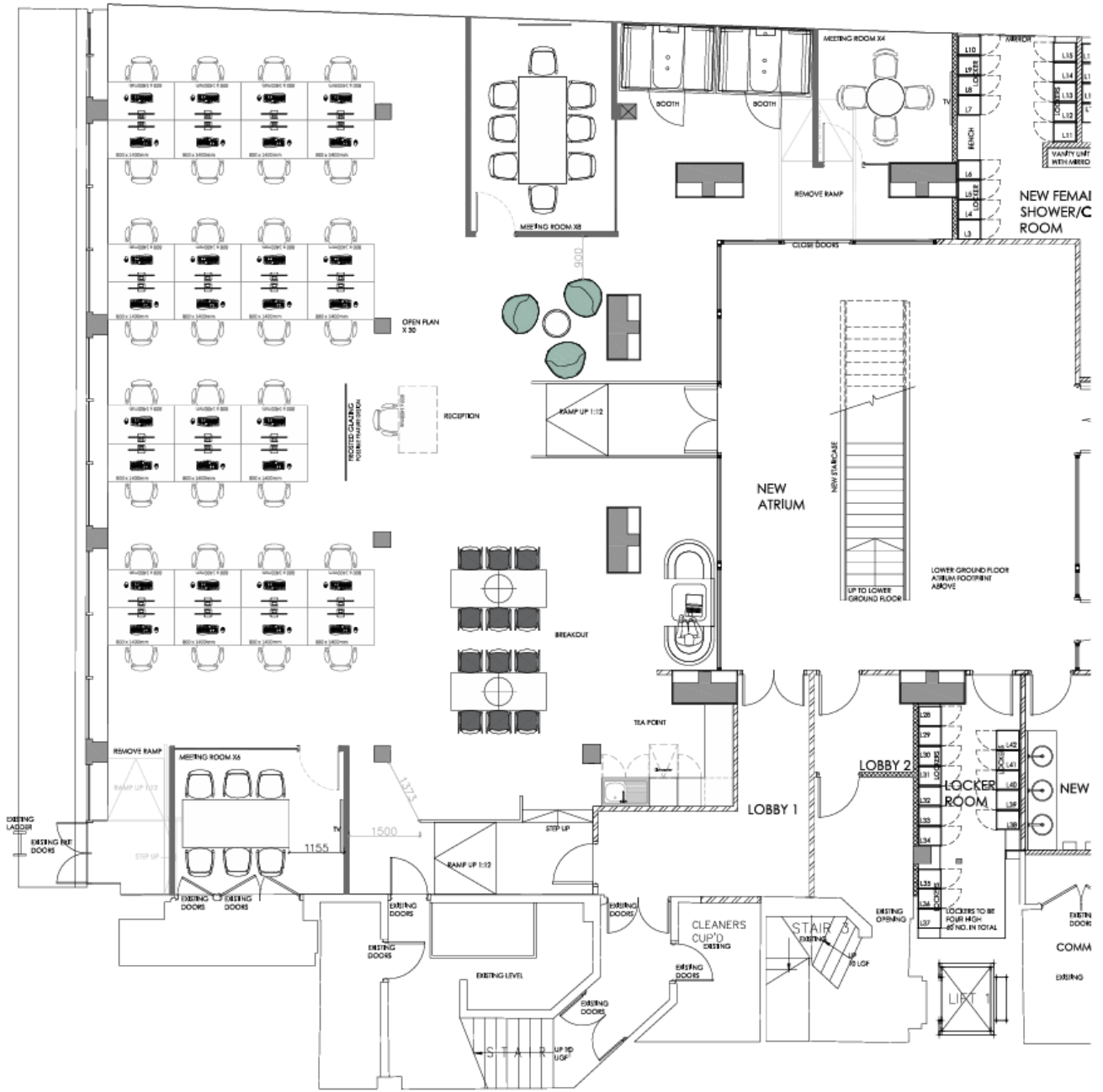
Floor: **Lower Ground Floor**

Size (NIA) : **6,067 Sq Ft**

Desks: **56**

Meeting Rooms: **4**

Floor plan not to scale.



BASEMENT FLOOR

Floor Plan

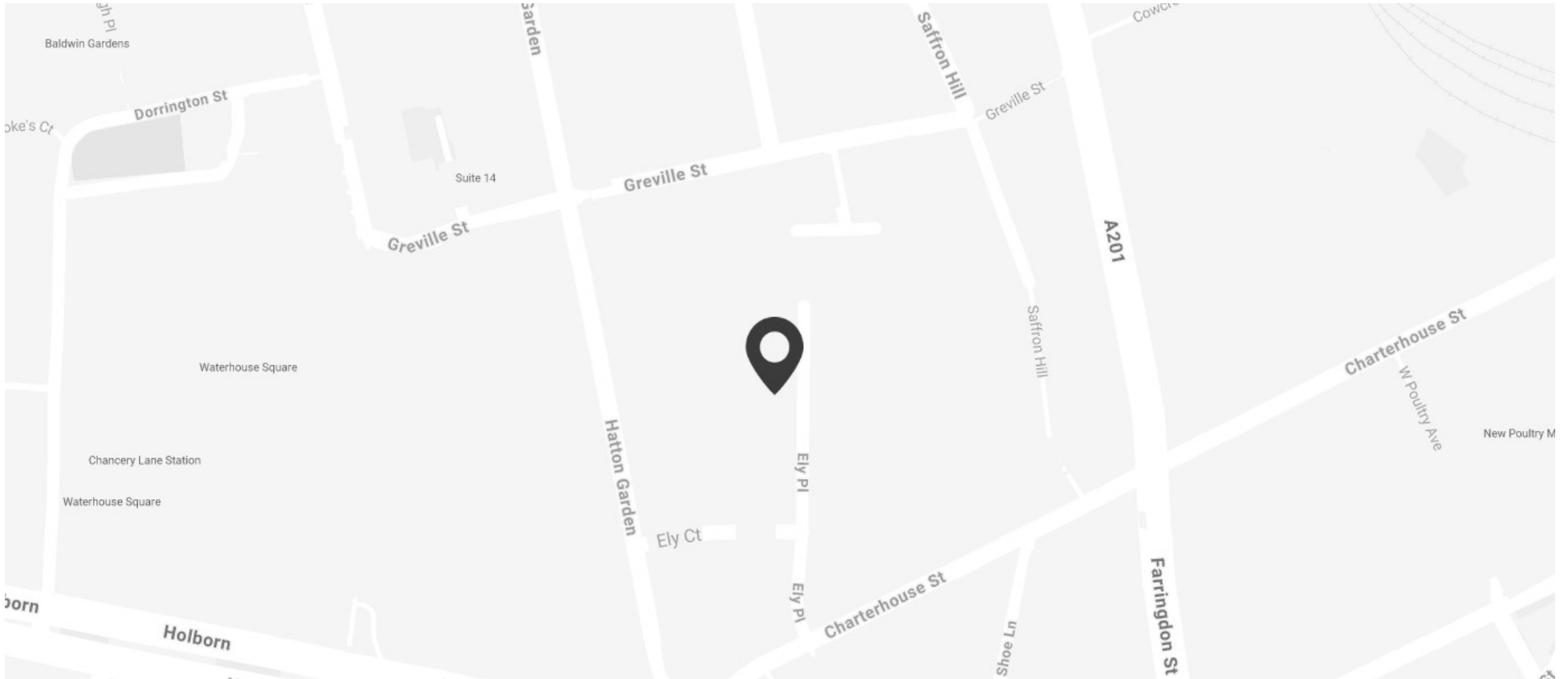
Floor: **Garden Floor Floor**

Size (NIA) : **2,713 Sq Ft**

Desks: **30**


Meeting Rooms: **2**

Floor plan not to scale.




Leasing Agent Contact Information :


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