



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

Audrey House

16-20 Ely Place, EC1N 6SN

Office

TO LET

1,234 to 11,433 sq ft

(114.64 to 1,062.16 sq m)

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

Summary

Available Size	1,234 to 11,433 sq ft
Rent	£45 - £69.50 per sq ft pax
Rates Payable	£20 per sq ft £12-24.16 est pa
Service Charge	£16.16 per sq ft est pa
Legal Fees	Each party to bear their own costs
EPC Rating	B (31)

Description

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.

Location

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).

Accommodation

The accommodation comprises the following NIA(s):

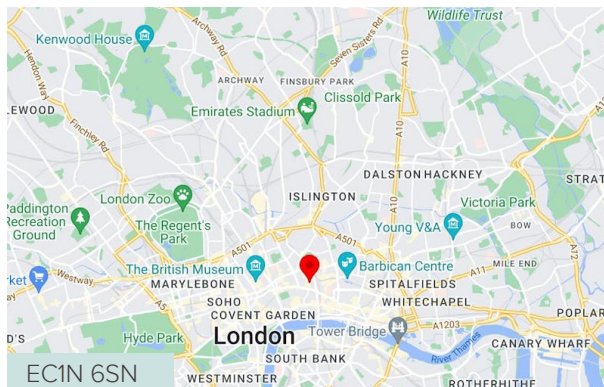
Name	sq ft	sq m	Rent	Rates Payable	Service charge	Availability
5th - West (Two terraces)	1,419	131.83	£69.50 /sq ft	£24.16 /sq ft	£16.16 /sq ft	Available
Mezzanine - (Terrace)	1,234	114.64	£62.50 /sq ft	£20 /sq ft	£16.16 /sq ft	Available
Ground - Garden Floor (2)	6,067	563.64	£47 /sq ft	£15 /sq ft	£16.16 /sq ft	Available
Ground - Garden Floor (1)	2,713	252.05	£45 /sq ft	£12 /sq ft	£16.16 /sq ft	Available
Total	11,433	1,062.16				

Viewings

Viewings by prior arrangement through joint sole agents Ingleby Trice, Susskind and Monmouth Dean.

Terms

A new lease direct from landlord is available for a term by arrangement.



Viewing / further information

Francis Cundell

020 7029 3620 | 07939 598 545
f.cundell@inglebytrice.co.uk

Jonty Robinson

02070293616 | 07748654997
j.robinson@inglebytrice.co.uk

Malcolm Trice

020 7029 3610 | 07791 049792
m.trice@inglebytrice.co.uk

Teddy Toalster

07889848150
t.toalster@inglebytrice.co.uk

Susskind. (Joint Agent)