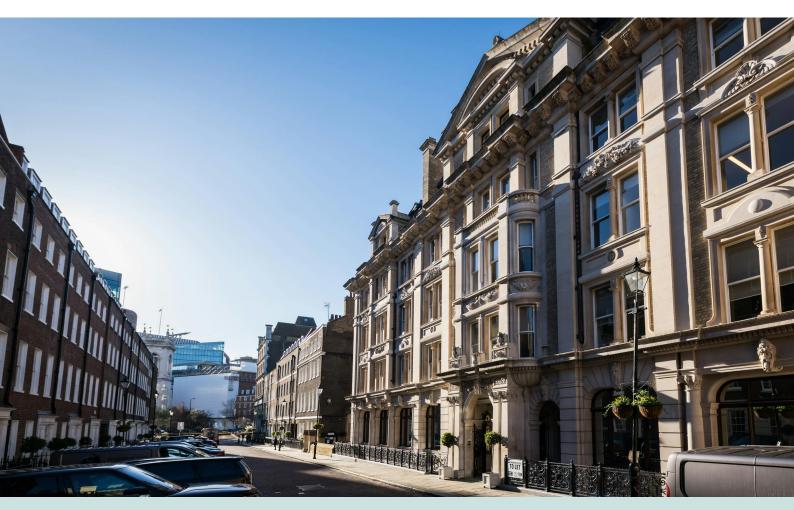


020 7029 3610 inglebytrice.co.uk



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

Audrey House, 16-20 Ely Place, London, EC1N 6SN

Summary

| Available Size | 1,234 to 11,433 sq ft | | | | |
|----------------|------------------------------------|--|--|--|--|
| Rent | £45-upper £60's pax | | | | |
| Business Rates | £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 | Guide upper 60's | £24.16 /sq ft | £16.16 /sq ft | Available |
| Mezzanine - (Terrace) | 1,234 | 114.64 | £55 /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

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Susskind. (Joint Agent) 0207 831 8311 Monmouth Dean (Joint Agent) 020 7025 1390

Subject to Contract. Important notice relating to the Misrepresentation Act 1967: (i) the particulars are set out as a general outline only for guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or occupiers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Generated on 06/08/2024