



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

|                       |                                    |
|-----------------------|------------------------------------|
| <b>Available Size</b> | 1,234 to 11,433 sq ft              |
| <b>Rent</b>           | £45-upper £60's pax                |
| <b>Business Rates</b> | £12-24.16 est pa                   |
| <b>Service Charge</b> | £16.16 per sq ft<br>est pa         |
| <b>Legal Fees</b>     | Each party to bear their own costs |
| <b>EPC Rating</b>     | 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):

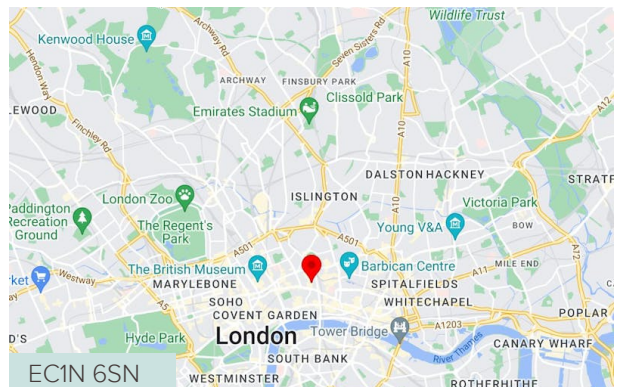
| Name                      | sq ft         | sq m            | Rent             | Rates Payable | Service charge | Availability |
|---------------------------|---------------|-----------------|------------------|---------------|----------------|--------------|
| 5th - West (Two terraces) | 1,419         | 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    |
| <b>Total</b>              | <b>11,433</b> | <b>1,062.16</b> |                  |               |                |              |

## 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

### Susskind. (Joint Agent)

0207 831 8311

### Monmouth Dean (Joint Agent)

020 7025 1390