

LONIC

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LONDON & NEW YORK

**MODERN, BRIGHT, & FULLY
FITTED OFFICE AVAILABLE
NO DILAPIDATIONS,
IN TRENDY COVENT GARDEN
5,165 SQ. FT.**



**Berkshire House,
168-173 High Holborn,
WC1V 7AA**



Viewings
through
joint agents:

Jonny Novick

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07811100622

Michael Firestone

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07909 224 095

Virtual Tour - <https://my.matterport.com/show/?m=WBHwihsEYkn>

Plug & Play

2nd Floor Modern

Suite Perfectly

**Located In The Heart
Of Covent Garden**

FLOOR	SIZE SQ. FT SQ. M.	RENT PA /SQ. FT.	BUSINESS RATES 2020/21 PA /SQ. FT.	SERVICE CHARGE PA /SQ. FT.	TOTAL INCLUSIVE COST PA PCM
2nd	5,165 480	£271,163 £52.50	£134,290 £26.00	£51,650* £10.00 *Capped at £62,000	£457,103 £38,092

5,165 Sq. Ft.

480 Sq. M.



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Amenities:

- Plug & Play
- 3 x Passenger Lifts
- Open Plan Offices & 4 x Meeting Rooms
- 2 x Private Offices & Server Room
- Demised WCs
- Kitchenette
- Break Out Area
- Manned Reception
- Air Conditioning
- Lower Ground Cycle & Shower Facilities

LOCATION:

Berkshire House is a prominent multi let office building situated on the south side of High Holborn close to the Junction with Endell Street. Covent Garden is situated only a moments' walk south of the building meaning all the extensive retail, restaurant and leisure amenities of one of London's most vibrant areas are close to hand. Transport connections are provided by way of Covent Garden, Tottenham Court Road and Holborn, all of which are within a short walk. Tottenham Court Road will also have the benefit of Crossrail in 2018.

ACCOMODATION:

The premises comprise of predominantly open plan offices with 4 meeting rooms, 2 private offices, a server room, demised toilets, kitchenette and breakout areas.

.LEASE:

A sub-lease for a term expiring in July 2024, with **no liability for any dilapidations** The lease is excluded from the Landlord & Tenant Act 1954.

These particulars are prepared as a general outline for prospective purchasers or tenants and do not constitute nor form part of an offer or contract. This should not be relied upon as statements or representations of fact. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise, nor that any services or facilities are in good working order. All rents and prices quoted exclusive of VAT where appropriate.

Breakout Area



Meeting Room 1



Meeting Room 2



Open Plan Office Area

