

**CAROLINE HOUSE**  
**55-57 HIGH HOLBORN**  
LONDON WC1

**1,701 - 6,898 SQ. FT**  
**FURNISHED OFFICES IN PRIME HOLBORN LOCATION**  
**AVAILABLE TO LET**









# CAROLINE HOUSE, 55-57 HIGH HOLBORN, LONDON, WC1V 6DT

Caroline House offers high quality, open plan office accommodation situated half way between Chancery Lane (Central line) and Holborn (Central & Piccadilly lines) Underground Station. The office has recently been comprehensively refurbished and completed with new furniture.

The local area benefits from first class local amenities with an abundance of food and beverage outlets, essential retailers and is a short walk to Covent Garden.

## SCHEDULE OF AREAS

Floor	Area (sq ft)	Area (sq m)	Desks
Fifth	1701	158	TBC
Second	2,618	243	TBC
First	2,579	240	32

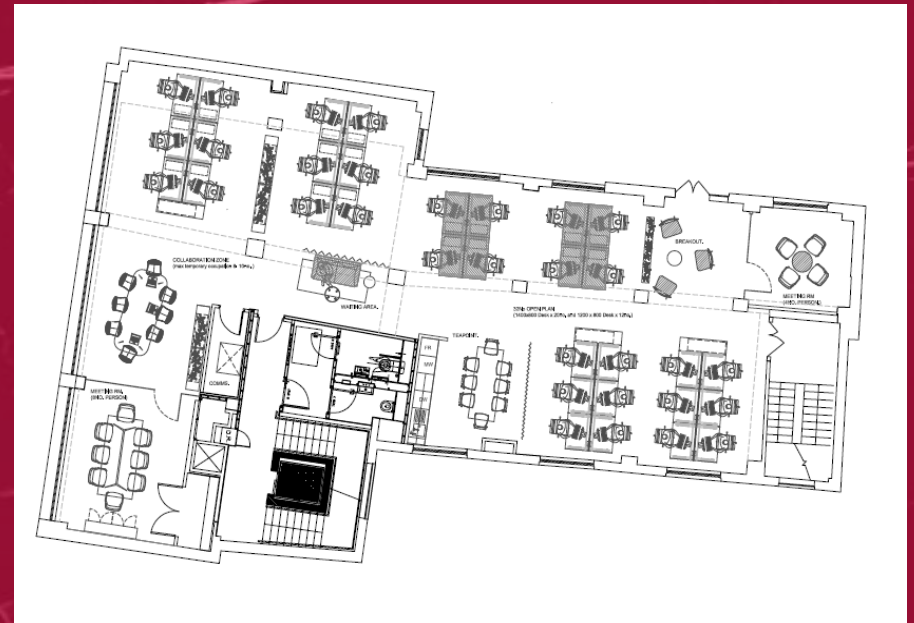
Rent – £67.50 per sq ft pax

Rates - £27.00 per sq ft est

Service Charge - £13.71 per sq ft

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

## FLOOR PLAN



## SPECIFICATION

- Fully furnished & fitted
- 32 Fixed Desks plus 8 agile work-stations
- 2 Meeting rooms
- Informal meeting / breakout areas
- Commissionaire
- Air conditioning
- Raised floors
- LED lighting
- Roof terrace
- Cycle storage
- Shower & locker facilities

## FOR MORE INFORMATION

STRICTLY THROUGH THE LETTING AGENT:

JAMES PROCTOR

+44 (0)20 7491 7323

+44 (0)7779 789 957

Jack Hopkins

+44 (0)20 7491 7323

+44 (0)7721 192547

# Hartnell Taylor Cook

Misrepresentation Act: 1. Hartnell Taylor Cook on its own behalf and on behalf of the vendor/lessor of this property whose agent Hartnell Taylor Cook is, gives notice that: (a) these particulars do not constitute in whole or in part an offer or contract for sale or lease; (b) none of the statements contained in these particulars as to the property are to be relied on as statements or representations of fact; and (c) the vendor/lessor does not make or give, and neither Hartnell Taylor Cook nor any of its members or any person in its employment has any authority to make or give, any representation or warranty whatsoever in relation to the property. The only representations, warranties, undertakings and contractual obligations to be given or undertaken by the vendor/lessor are those contained and expressly referred to in the written contract for sale or agreement for lease between the vendor/lessor and a purchaser or tenant. 2. Prospective purchasers or tenants are strongly advised to: (a) satisfy themselves as to the correctness of each statement contained in these particulars; (b) inspect the property and the neighbouring area; (c) ensure that any items expressed to be included are available and in working order; (d) arrange a full structural (and where appropriate environmental) survey of the property; and (e) carry out all necessary searches and enquiries. Images shown are for illustrative purposes and taken from a similar floor in the building. October 2023.