

OFFICES FOR SMALL BUSINESSES: WC1- WC2



LION HOUSE, 72-75 RED LION STREET, WC1

- 900 sq ft (Part Ground)
- Air Conditioning, Raised Floors, Kitchen, WC's, Fitted Out.
- Available on a sub-lease set to expire in May 2016.
- Contact: Paddy Phillips / Alice Blackall

Rent: £21.50 per square foot per annum exclusive.



6 FLITCROFT STEET, WC2

- 1,022 sq ft (1st)
- Carpeted, Electric Heating, Kitchen, Perimeter Trunking, LG2 Lighting, WCs
- New lease(s) are available direct from the landlord.
- Contact: Paddy Phillips / Robert Rooney

Rent: £23.00 per sq ft per annum exclusive.



THE CONNECTION, 198 HIGH HOLBORN, WC1

- 1,230 sq ft (Ground) (Under Offer)
- Comfort Cooling, Kitchenette, Manned Reception, Metal Tiled Ceiling, Under Floor Trunking, Meeting Room
- A new FRI sublease is available up to July 2014.
- Contact: Alice Blackall / Julian Hind

Rent: £28.50 per sq ft per annum exclusive.



RUGBY CHAMBERS, 2 RUGBY STREET, WC1

- 407 sq ft (Lower Ground); 362 sq ft (Lower Ground)
- Central Heating, Lift, Period Building, Recarpeted, Redecorated, WCs
- Short flexible lease(s) for a term by arrangement.
- Contact: Paddy Phillips / Robert Rooney

Rent: £10.00 per sq ft per annum exclusive.



13 GREAT JAMES STREET, WC1

- 693 sq ft (1st); 938 sq ft (Grd); 758 sq ft (Basement); 73 sq ft (Storage)
- Central Heating, Kitchenette Facility, Oak Panelled Entrance, Part Comfort Cooled, Period Features, Private WC's, To Be Redecorated
- A new lease for a term by arrangement (outside the act).
- Contact: Alice Blackall / Iain Malcolm

Rent: £22.50 per sq ft per annum exclusive.



SWAN HOUSE, 37/39 HIGH HOLBORN, WC1

- 1,892 sq ft (6th Floor)
- Cat II Lighting, Perimeter Trunking, Central Heating, Comfort Cooling, Mineral Fibre Suspended Ceiling, Passenger Lift
- A new lease is available directly from the landlord for a term by arrangement.
- Contact: Robert Rooney / James Askham

Rent: £29.50 per sq ft per annum exclusive.



ONE NEW OXFORD STREET, WC1

- 600 sq ft (Part 4th)
 - Comfort Cooling, Goods Lift, New LG7 Compliant Lighting, Under Floor Trunking, Kitchen Facilities.
- New leases for a term to expire June 2013.
Contact: Paddy Phillips/ Charles Thompson

Subject to Contract

March 2010