



0207 491 0207

**JONES
NORRIS
ADAMS**

CHARTERED SURVEYORS

FANTASTIC CHARACTER OFFICE TO LET ON FLEXIBLE TERMS

1F (East & West), Fairfax House, Fulwood Place, WC1V 6HV
2,800 ft² - 5,600 ft²



LOCATION

Located on the eastern side of Fulwood Place, Fairfax House is a short walk away from Chancery Lane **(Central)**, Holborn **(Central and Piccadilly)** and Farringdon **(Circle, Metropolitan, Hammersmith & City, Thameslink & Elizabeth Line)** Stations. There are numerous restaurants and cafes on High Holborn and Leather Lane, whilst Gray's Inn Gardens is situated directly to the north.

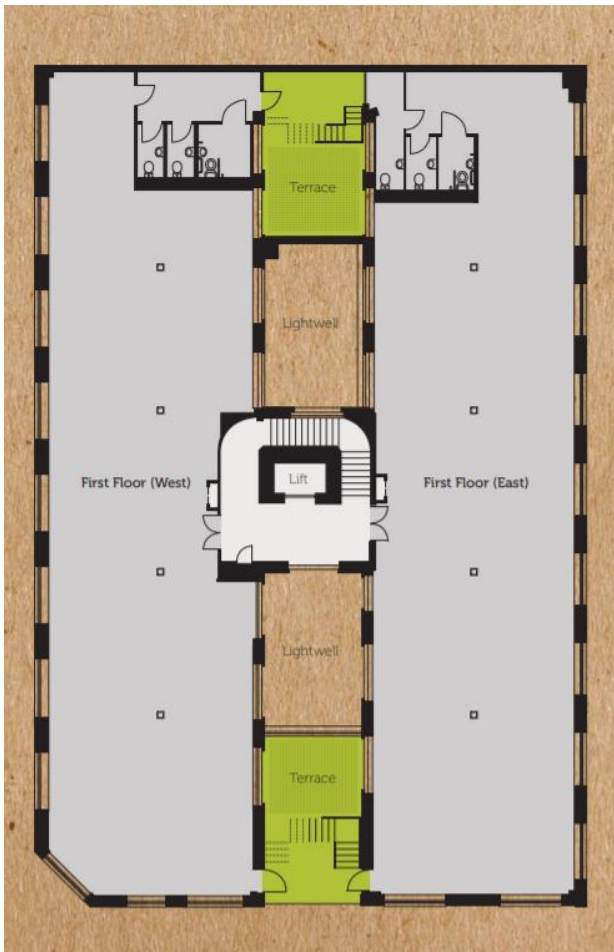
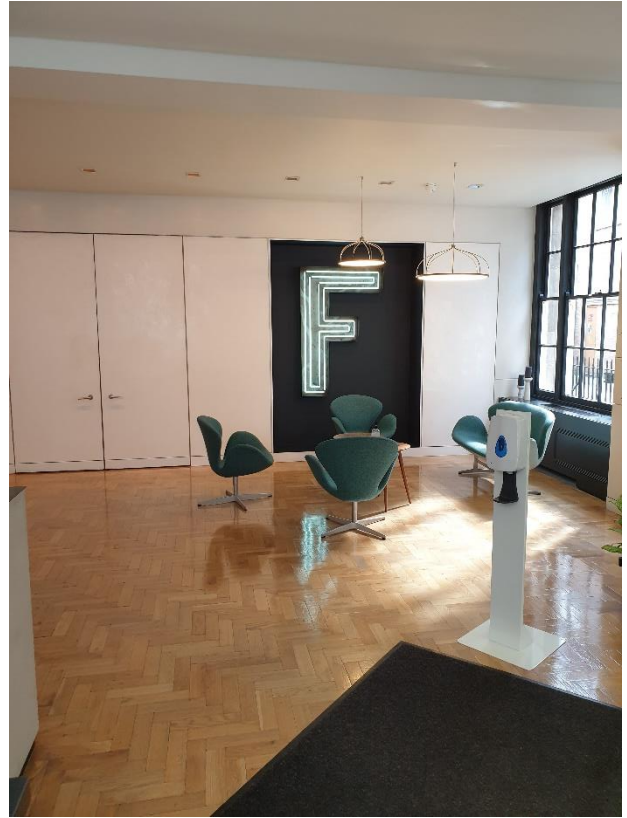
DESCRIPTION

The first floor is arranged as two separate wings around the central core.

Each wing provides approximately 2,800 ft².

Amenities include:

- Exposed Cooling System
- Shower
- Fitted Kitchen
- Fitted Meeting Rooms
- Good natural light
- Demised WC's
- High Ceilings
- Communal Roof Terrace



LEASE Our client holds a full repairing and insuring lease until June 2027. The accommodation is currently surplus to their requirements and they are able to offer a sub-lease on flexible terms.

RENT
£52.50 pft²

SERVICE CHARGE
£5.00 pft²

2017 RATEABLE VALUE
£123,475

EPC
C61

For more information or to arrange a viewing, please contact:

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