

Prime⁺ Retail

To Let

LONDON WC2

Holborn Gate, 26
Southampton Buildings

Cafe Opportunity

Location

The unit occupies a prominent corner location, adjacent to one of the main reception entrances to Holborn Gate offices, located on Southampton Buildings. Chancery Lane Underground Station (Central Line) is within a short walking distance.

Holborn Gate offers in excess of 125,000 sq.ft of office accommodation, whilst Southampton Buildings is a densely populated office destination.

An extract from the street plan is attached upon which the premises has been highlighted.

Accommodation

The property is arranged over ground floor only plus outdoor seating, comprising the following approximate net internal floor areas:-

Ground Floor	110 sq m	1,185 sq ft
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Terms

An assignment of the existing lease expiring 19th January 2026, at a current passing rental of £47,500 per annum exclusive.

Incentives

Available upon request.



Rates

Interested parties are advised to make their own enquiries with the Local Authorities.

Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

EPC

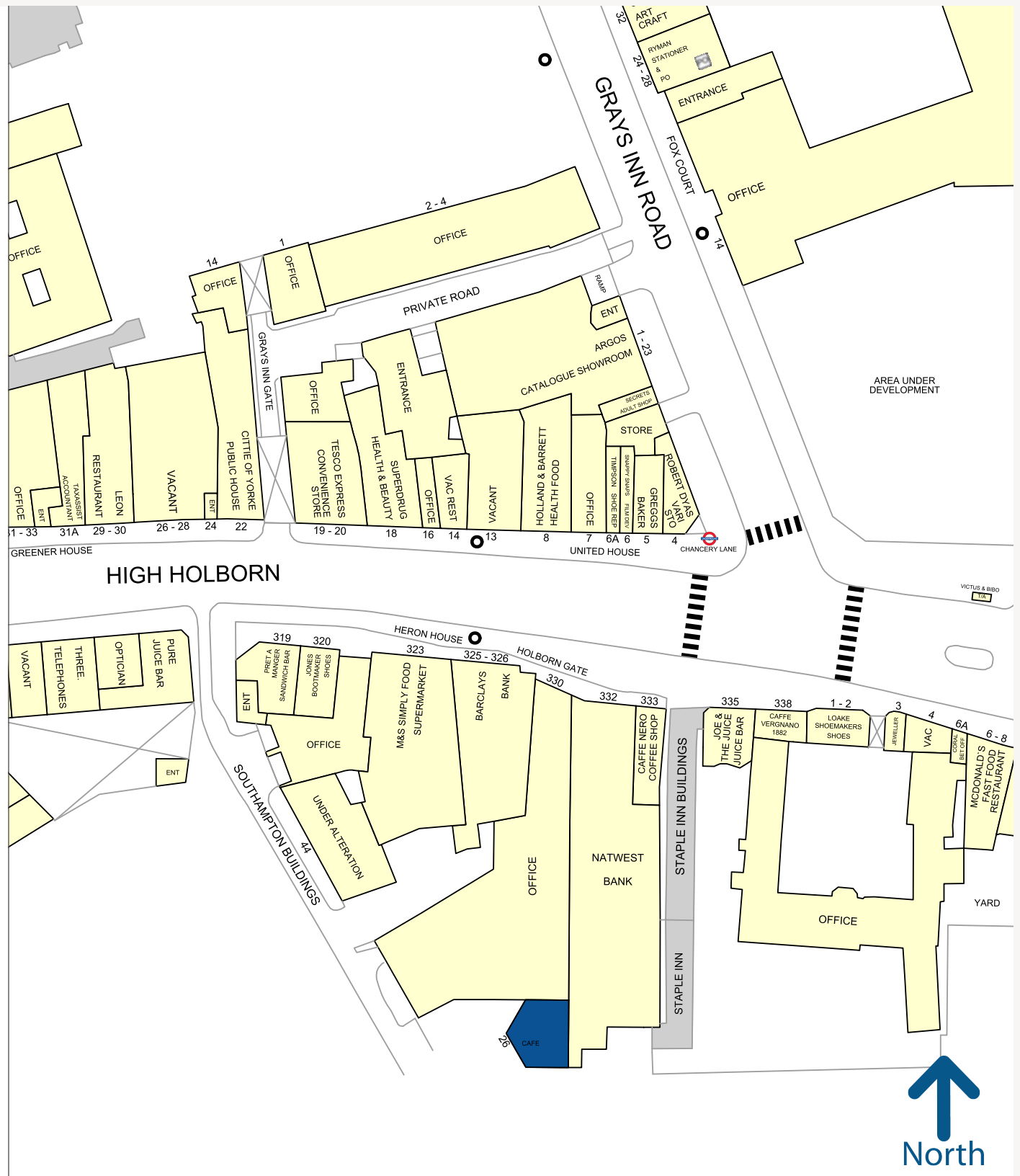
An EPC will be commissioned, and a copy can be provided upon request.

Viewing

All viewings are strictly by prior appointment.
For further information or arrangements to inspect please contact:

Joel Berg
joel@primeretailproperty.com
07950320978





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primeretailproperty.com

For more information contact:
020 7016 5340

Misrepresentation Act 1967

These Particulars are believed to be correct but their accuracy is not guaranteed, are set out as a general guide and do not constitute the whole part of a contract. All liability, in negligence or otherwise, arising from the use of the particulars is hereby excluded.