

CROSSLAND
OTTER HUNT

15 Jockey's Fields,
London,
WC1R 4BW

Newly refurbished ground and lower ground floor in the heart of Midtown

Ground & Lower Ground Floors – 4,513 sq ft

4,513 sq ft (419.27 sq m)

020 7408 1114
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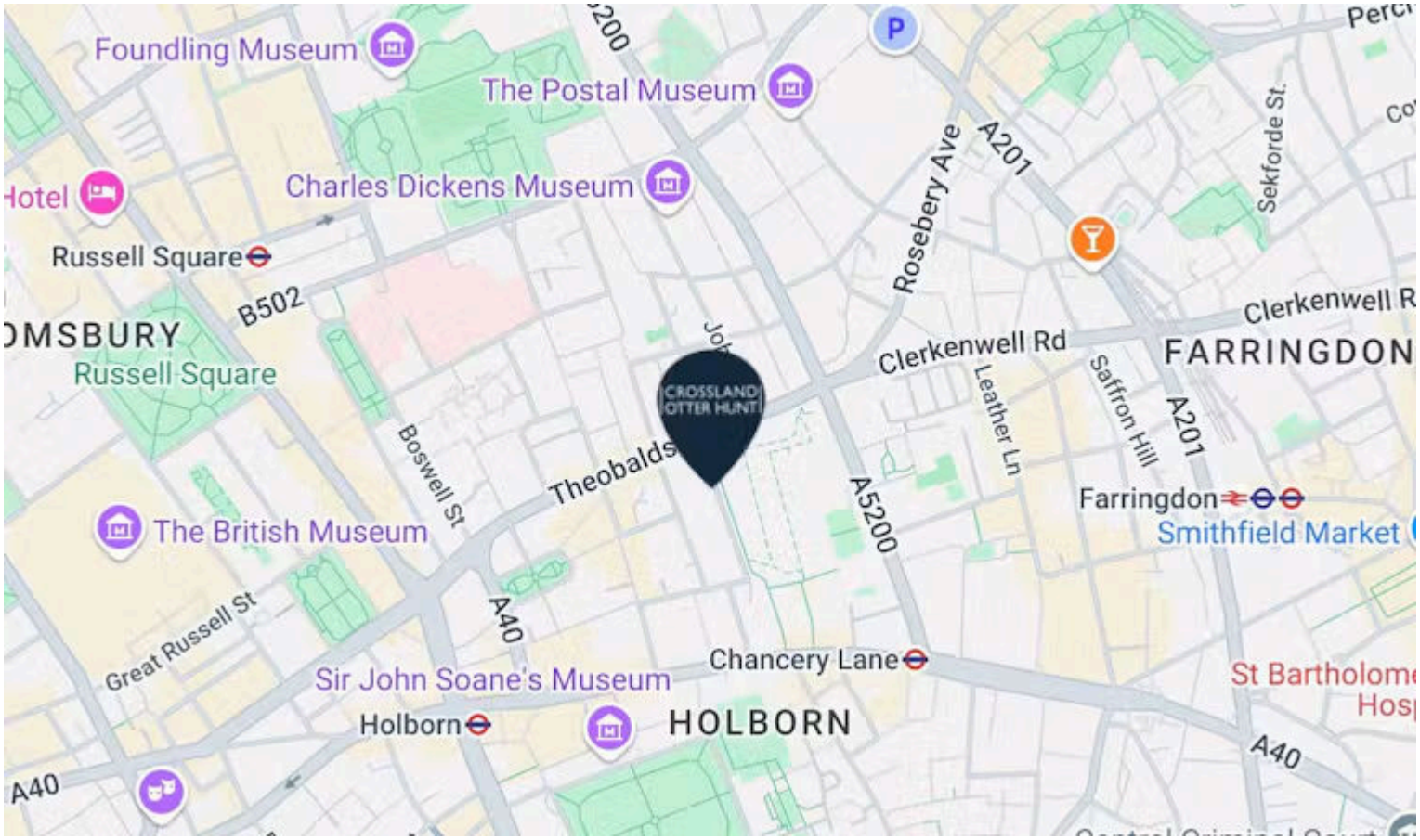
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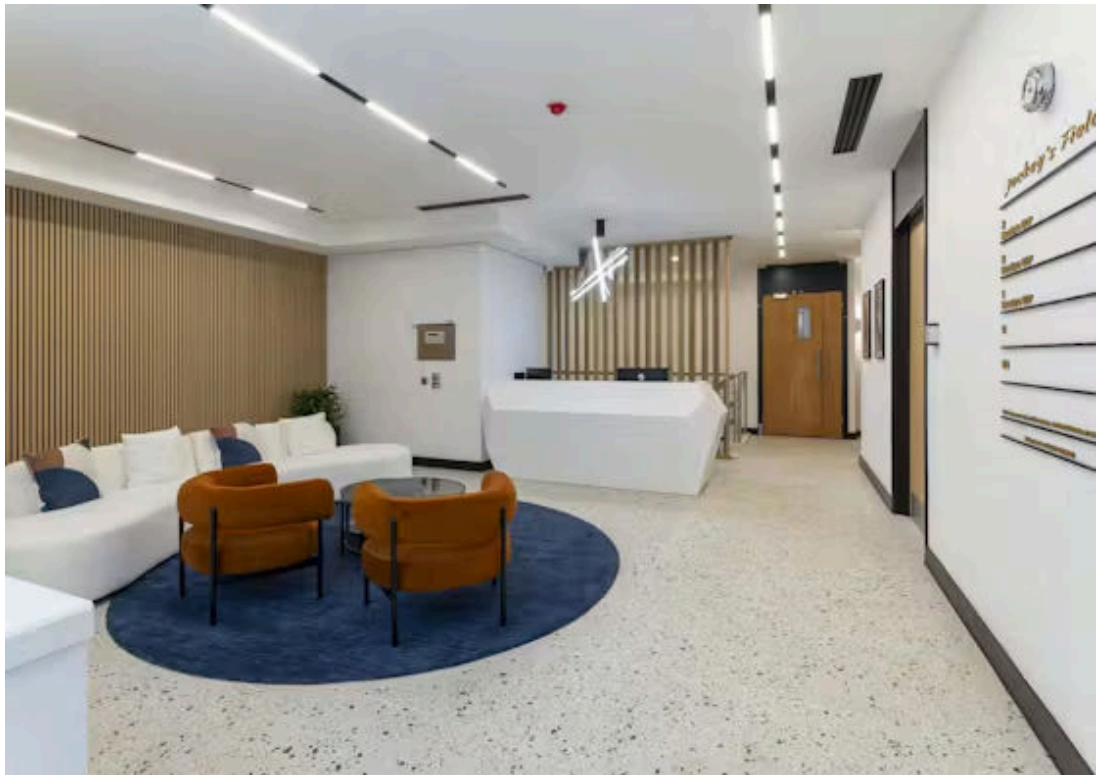


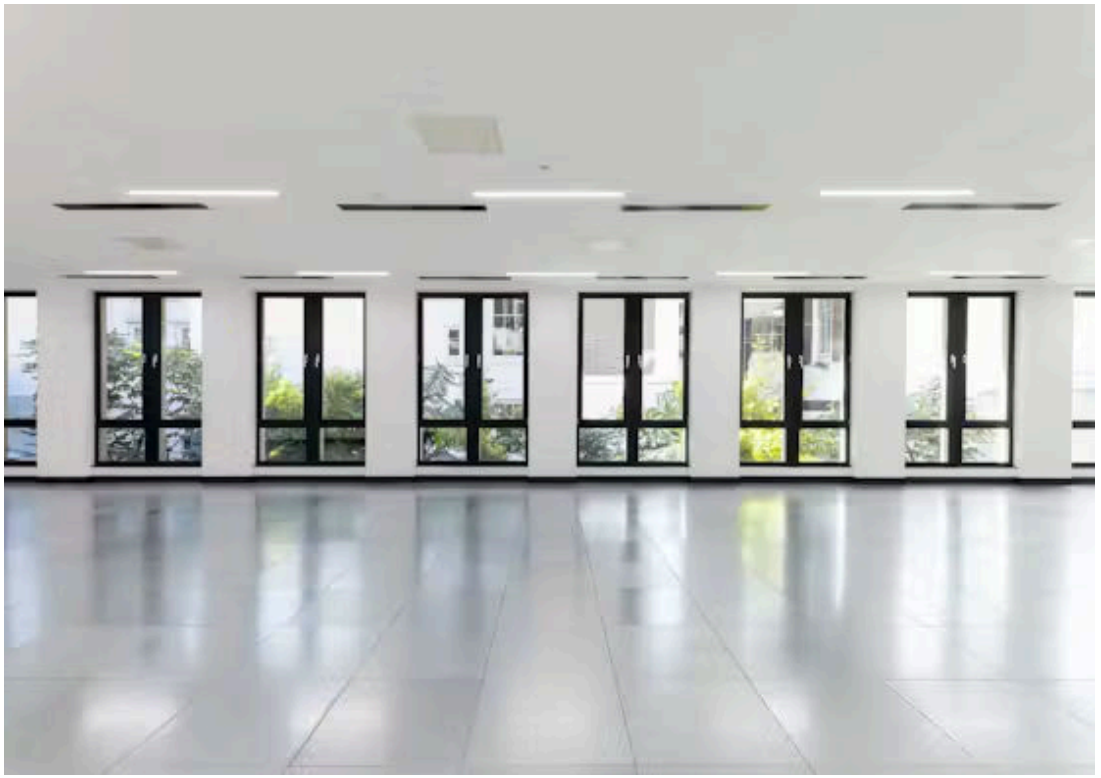
Nearest Stations

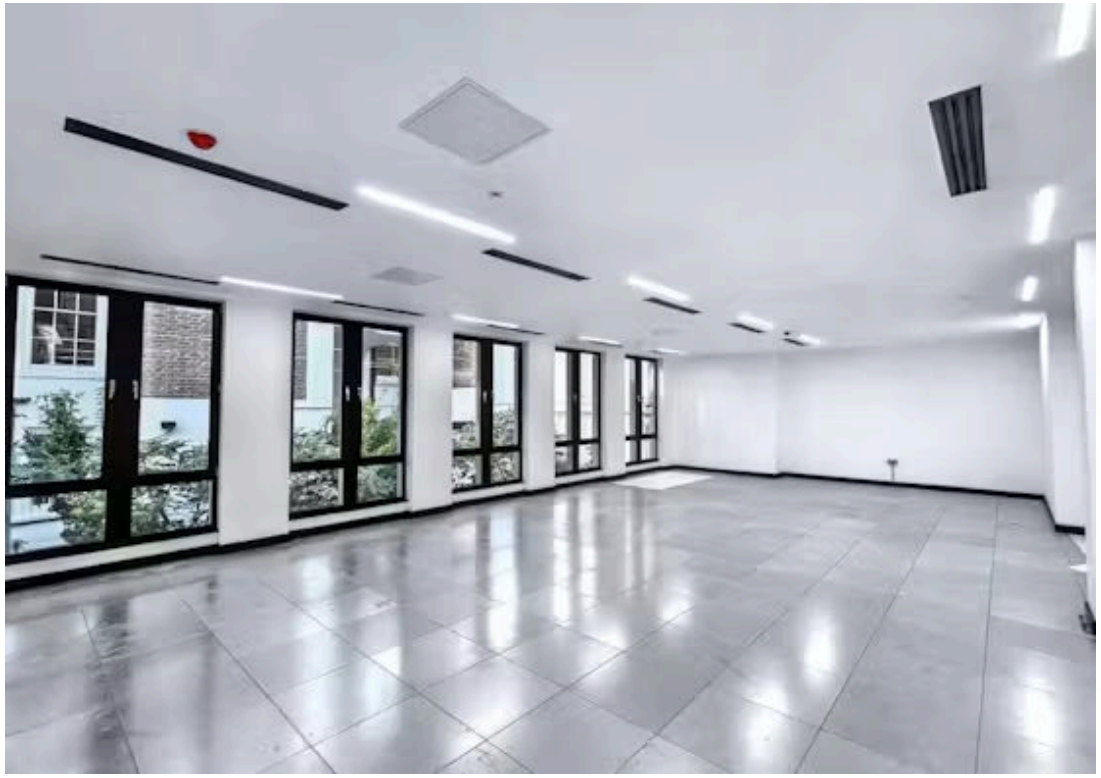
- Chancery Lane (0.2 Miles)
- Holborn (0.3 Miles)
- Russell Square (0.4 Miles)

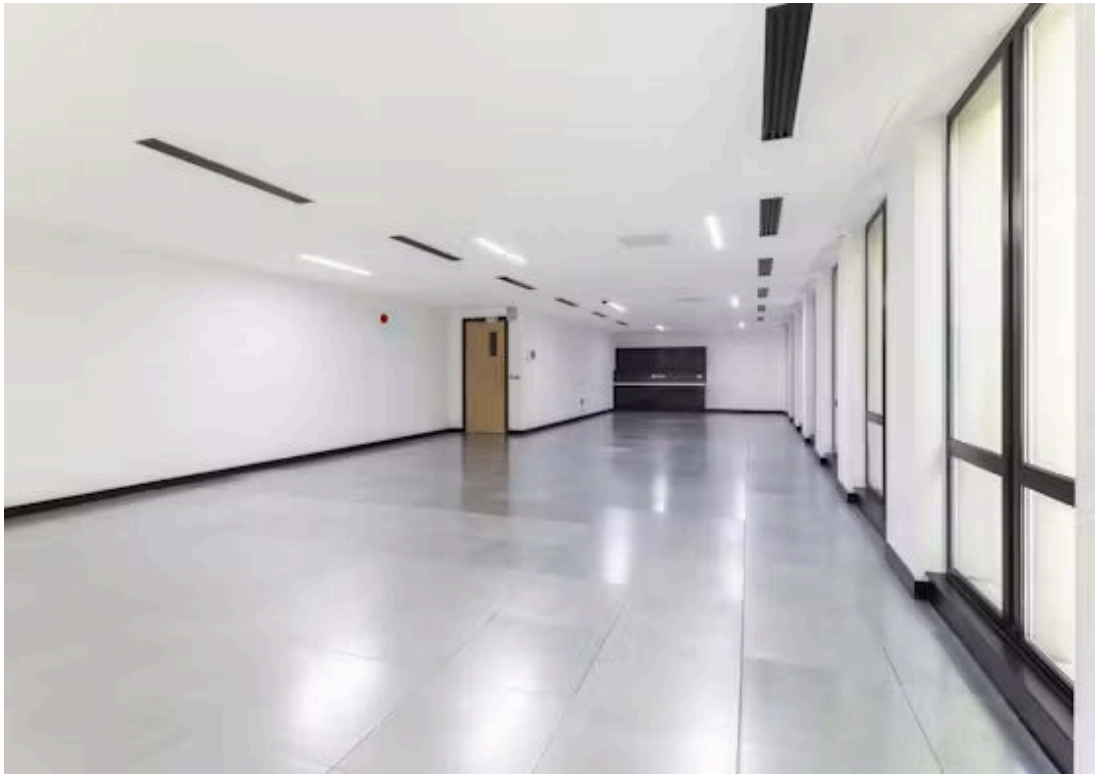
Jockey's Fields is located north of High Holborn and runs parallel to Bedford Row. The building is within an easy walking distance of both Holborn and Chancery Lane underground stations. Farringdon station and underground is a short walk away also.

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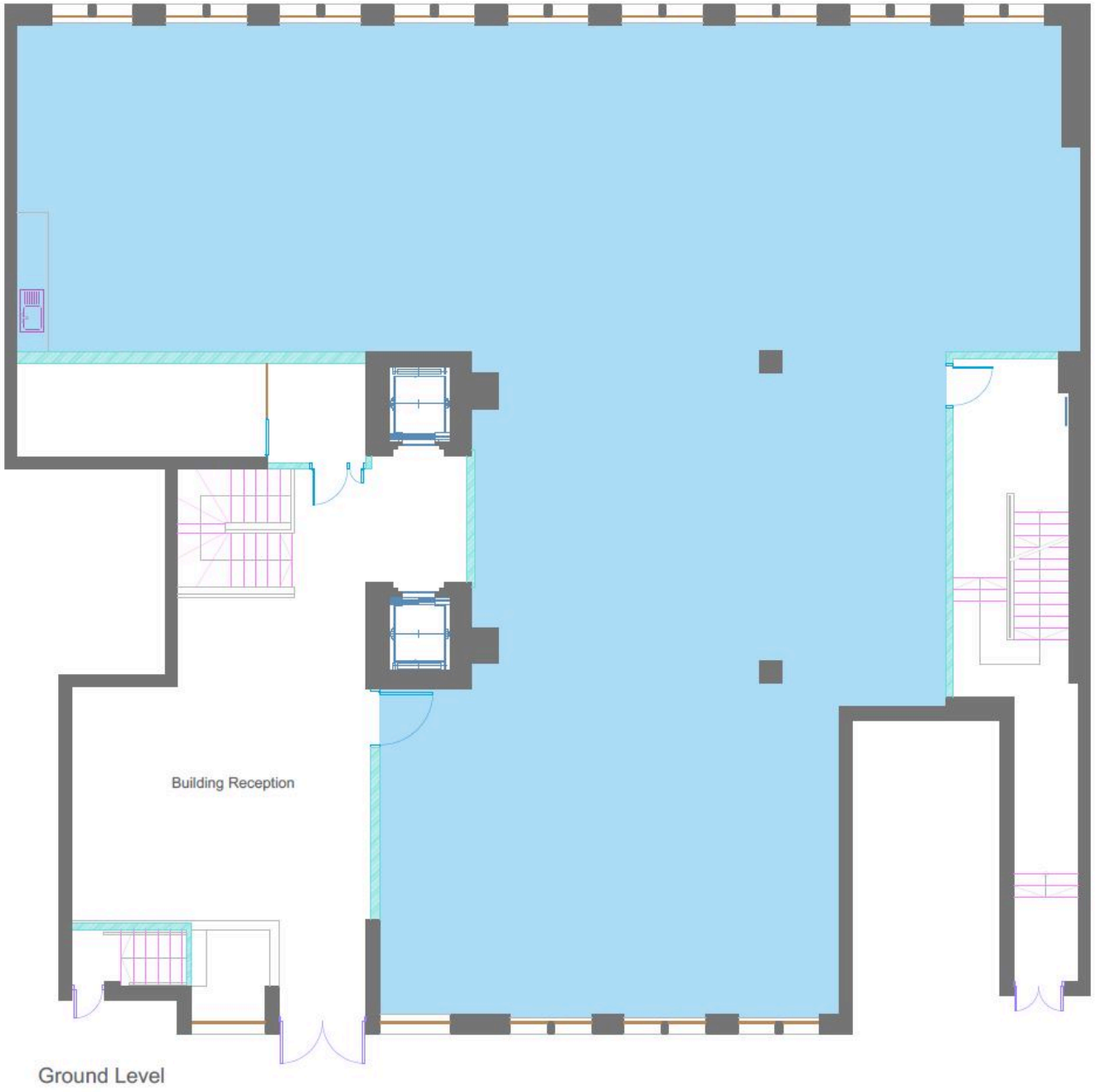
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- Newly refurbished offices
- New LED lighting
- Refurbished reception with commissionaire
- Excellent natural light throughout
- New VRV air conditioning
- Demised courtyard on the lower ground floor
- Bike racks & shower
- Communal terrace

15 Jockeys Fields Plans



15 Jockeys Fields LG Floor...



Lower Ground Level

Accommodation

The accommodation comprises the following areas:

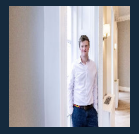
NAME	SQ FT	SQ M	RENT	RATES PAYABLE (SQ FT)	SERVICE CHARGE (SQ FT)	TOTAL YEAR	AVAILABILITY
Ground	3,146	292.27	£49.50 /sq ft	£20.89	£18.38	£279,270.42	Available
Lower Ground	1,367	127	£49.50 /sq ft	£20.89	£18.38	£121,348.59	Available
Total	4,513	419.27		£20.89	£18.38	£400,619.01	

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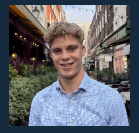
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Description

The available space comprises the ground and lower ground floor and provides 4,513 sq ft. Both floors have recently been refurbished and benefit from excellent natural light throughout. There is a kitchenette on the lower ground floor and an outdoor courtyard also which is an attractive feature.

Location

Jockey's Fields is located north of High Holborn and runs parallel to Bedford Row. The building is within an easy walking distance of both Holborn and Chancery Lane underground stations. Farringdon station and underground is a short walk away also.

Viewings

Via the joint agents, Crossland Otter Hunt and Colliers.

Terms

Available by way of a new lease direct from the landlord.

EPC

Upon enquiry

ANTI MONEY LAUNDERING

The successful applicant will be required to provide two forms of ID and proof/source of funds, to satisfy anti-money laundering protocols.

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